



## Community Development Department

### RENAISSANCE ZONE AUTHORITY MEETING AGENDA July 19, 2016

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City-County Office Building

4:00 p.m.

David J. Blackstead Meeting Room

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1. **Call to Order**
2. **June 21, 2016 Minutes**
3. **CORE Incentive Projects/Downtown Design Review**
  - a. Review modifications to approved design for CORE Project 61-15 – Façade improvements to 114 North 3<sup>rd</sup> Street.
4. **Needs Assessment for Continuation of Renaissance Zone Program**
5. **Downtown Update Provided by the Downtowners Association**
6. **Other Business**
7. **Adjourn – Next regular meeting is scheduled for Tuesday, August 16, 2016.**

#### **Attached:**

*Renaissance Zone Project Status Spreadsheet*

*CORE Incentive Grant Program Project Status Spreadsheet*



**RENAISSANCE ZONE AUTHORITY  
MEETING MINUTES  
June 21, 2016**

The Bismarck Renaissance Zone Authority met on June 21, 2016 in the David J. Blackstead Meeting Room in the City-County Office Building at 221 North 5<sup>th</sup> Street. Chairman Walth presided.

Authority members present were Josh Askvig, Jim Christianson, George Keiser, Todd Van Orman, and Chairman Walth.

Authority member Chuck Huber was absent.

Technical Advisors Bruce Whittey and Steph Smith were present.

Staff members present were Kim Lee (Planning Manager), Daniel Nairn (Planner), Carl Hokenstad (Community Development Director), Charlie Whitman (City Attorney), Sandra Bogaczyk (Office Assistant), Jason Tomanek (Assistant City Administrator), Brenda Johnson (Assessing), Will Hutchings (Planner).

Guests present were Madison Cermak of the Downtowners, Naomi Echternach of JLG Architects, Chad Thompson and Jeremy Mahany of The Starving Rooster.

**CALL TO ORDER**

Chairman Walth called the meeting to order at 4:00 p.m.

**MINUTES**

The May 17, 2016 meeting minutes were distributed with the agenda packet.

**MOTION:** A motion was made by Mr. Keiser and seconded by Mr. Christianson to approve the minutes of the May 17, 2016 meeting as distributed. The motion passed unanimously with members Askvig, Huber, Keiser, Van Orman, and Chairman Walth voting in favor.

**RENAISSANCE ZONE PROJECT –**

**512 EAST MAIN AVENUE LEASE**

Mr. Nairn stated that The Starving Rooster, LLC is requesting designation of the lease of 3,350 square feet of space in the building at 512 East Main Avenue as a Renaissance Zone project. The property is owned by Gulch Holdings II, LLC and is legally described as Lots 11-12, Block 46, Original Plat. Mr. Nairn stated that this is a lease of space within a prior Renaissance Zone project, so no capital investment is required for eligibility in the

Renaissance Zone program. However, the applicant proposes to make \$600,000 in leasehold improvements to the space prior to occupation. Based on the findings in the staff report, staff recommends approval of the designation of the lease of 3,350 square feet at 512 East Main Avenue by The Starving Rooster LLC as a Renaissance Zone project, with an exemption from state tax on income derived from the business location for five years beginning with the date of occupancy. Mr. Nairn stated that the project completion is projected for March of 2017.

Mr. Nairn further explained that The Starving Rooster application earned a high score using the Renaissance Zone criteria scoring sheet for project applications.

Mr. Keiser asked if the building received credit for a historic rehabilitation when it was rehabilitated. Ms. Lee replied that the front of the building was restored when the building was rehabilitated, but that it was not classified as a historic rehabilitation.

Mr. Walth commented that he loved to see investments like theirs and thanked the Starving Rooster for making the investment.

Mr. Whitley asked if the Bismarck restaurant would have the same look as the one in Minot. Mr. Thompson replied that like Minot the Bismarck area is steeped in agricultural history and their restaurant respects and speaks to that history. He also stated that he's proud to be in Bismarck and that the site in Bismarck would be unique, but with much of the same flavor at the Minot site.

Mr. Walth asked where the Starving Rooster's moniker originated. Mr. Thompson explained that their Minot space was once occupied by the Aultman & Taylor Machinery Company where a threshing machine was nicknamed the Starved Rooster as a source of pride since it was thought that the machine was so good it left no grain behind for a rooster to eat.

Mr. Christianson stated that it will be a great addition to downtown Bismarck and Mr. Whitley agreed that it is a great spot due to the volume of traffic.

**MOTION:** A motion was made by Mr. Christianson and seconded by Mr. Keiser to approve the designation of the lease of 3,350 square feet at 512 East Main Avenue by The Starving Rooster as a Renaissance Zone project, with an exemption from state tax on income derived from the business location for five years beginning with the date of occupancy. The motion passed unanimously with members Askvig, Christianson, Keiser, Van Orman, and Chairman Walth voting in favor.

## **DOWNTOWN DESIGN REVIEW –**

### **100 WEST MAIN AVENUE**

Ms. Smith, who is an acting advisor for the final design for 100 West Main Avenue – MetroPlains Management, LLC, abstained from commenting.

Ms. Echternach from JLG distributed the updated changes of elevations including the increased height of the parapet, and noting that the lap siding was removed. Flat panels have replaced the lap siding and the Nichiha will be the cream color. The color scheme was updated also. Samples were provided and distributed. Ms. Echternach stated that the dark color will be on the balconies only.

Mr. Keiser asked if the owner was satisfied with the color selection. Ms. Echternach stated that the owner approved the presentation.

Chair Walth mentioned that since there is also a landscaping plan, that his concerns are addressed.

Mr. Askvig thought the design was much better and there was a consensus of agreement.

**MOTION:** A motion was made by Mr. Keiser and seconded by Mr. Askvig to approve the building and landscape plan for 100 West Main as presented at this meeting. The motion passed unanimously with members Askvig, Christianson, Keiser, Van Orman, and Chairman Walth voting in favor.

Mr. Keiser asked if there was a large cost difference between the previously requested materials and what has been accepted. Ms. Echternach stated that there was no significant increase in cost.

## **DOWNTOWN UPDATE PROVIDED BY THE DOWNTOWNERS ASSOCIATION**

Ms. Cermak stated that she has no report except that there is a short Members on Main Street meeting at 8:30 p.m. at the Juniper Workantile on June 22, 2016 for anyone who wants to attend to hear about and discuss the restriping of Main Avenue.

## **OTHER BUSINESS –**

### **VACANCY**

Regarding the resignation of Jeff Ubl, there was a general consensus that the Authority does want to replace the open seat left by Jeff Ubl's resignation. The process was discussed and determined that the mayor appoints a new member who then must be approved by City Commission through the Consent Agenda process. Authority members can encourage

applicants to apply. Ms. Lee stated that if anyone had a candidate in mind to direct them to the application found on the website.

Ms. Lee mentioned that there are currently no applications.

### **COMMISSION PORTFOLIOS**

Mr. Askvig stated that the Mayor's choice of Commissioner portfolios has not yet been announced.

### **DOWNTOWN DESIGN REVIEW – 303 NORTH 4<sup>TH</sup> STREET**

Regarding a recap of Downtown Design Review for 303 North 4<sup>th</sup> Street façade improvements, Mr. Nairn stated that staff and technical advisors met with the applicants and approved the application. They determined that the materials and design met Downtown Design guidelines and building code.

### **DOWNTOWN DESIGN REVIEW PROCEDURES**

Chair Walth asked Authority members if they think tiers should be created regarding Downtown Design Review actions where certain less-significant reviews could be approved by a committee of just the Technical Advisors and staff.

Mr. Askvig stated that he could see the action if there was a special time-concern, but that he was concerned that since the Authority is held responsible for review that perhaps it was not in the best interest of public to have decisions made outside the formal public forum of Renaissance Zone Authority meetings. He suggested that perhaps such a decision could be made using a consent agenda rather than a full presentation.

Mr. Keiser stated that it has not been a burden for Authority members and since transparency is important regarding decisions, that the burden should be on Authority members as opposed to city staff members.

There was a consensus that minor Downtown Design Review items could be addressed with a consent agenda and that this topic will again be discussed at a future Renaissance Zone Authority meeting.

### **FUTURE OF RENAISSANCE ZONE PROGRAM**

Regarding the questions surrounding the future viability of the Renaissance Zone program, Chair Walth asked Authority members if they thought a needs assessment should be performed. The consensus was that yes a survey should be employed to determine need for further Renaissance Zone investment and to look at only the present designated zone.

Regarding the issue of the Department of Commerce granting an extension to the Bismarck Renaissance Zone Authority, and the Burleigh County Commission questioning the Commerce Department's authority to grant the City of Bismarck an extension, Mr. Whitman stated that he did not know the content of what the Burleigh County Commission sent to the Commerce Department in support of its argument against Commerce's decision to extend the Renaissance Zone designation, or whether such a statement had been sent yet. A statement would have to be submitted in order to open the discussion.

Mr. Tomanek stated that the City Assessing Division was forwarding tax assessments in order to compile current valuations of previously-approved Renaissance Zone projects.

## **ADJOURNMENT**

There being no further business, Chairman Walth adjourned the meeting of the Bismarck Renaissance Zone Authority at 4:34 p.m.

Respectfully Submitted,

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Sandra Bogaczyk  
Recording Secretary

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Curt Walth  
Chairman



## *Community Development Department*

### MEMORANDUM

TO: Chairman Walth and Renaissance Zone Authority

FROM: Daniel Nairn, AICP, Planner

DATE: July 12, 2016

RE: **Modifications to Approved Design for CORE Project 61-15  
Façade Improvements to 114 North 3rd Street.**

During their July 14, 2015 meeting, the Board of City Commissioners approved a CORE Façade Incentive Grant for the above-referenced property. The project was approved with the following conditions:

1. The project generally conforms to the site plan submitted with the application.
2. All the necessary building permits are obtained.
3. Any modifications to the project as proposed would need to be reviewed by the Renaissance Zone Authority.
4. Any removal of street trees would be subject to approval of the City Forester.

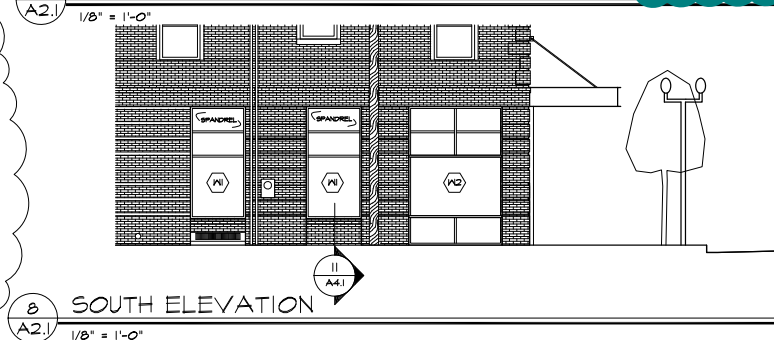
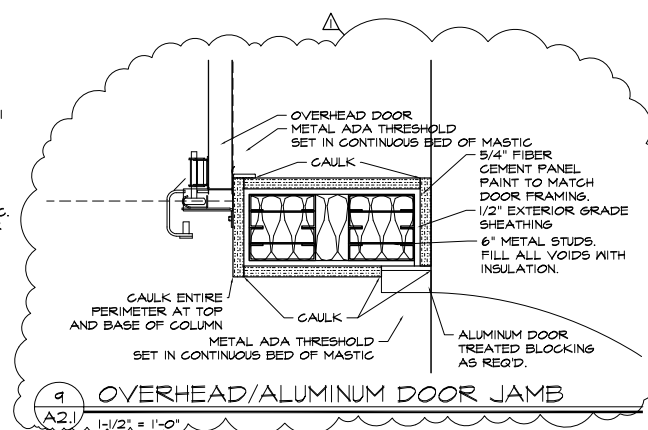
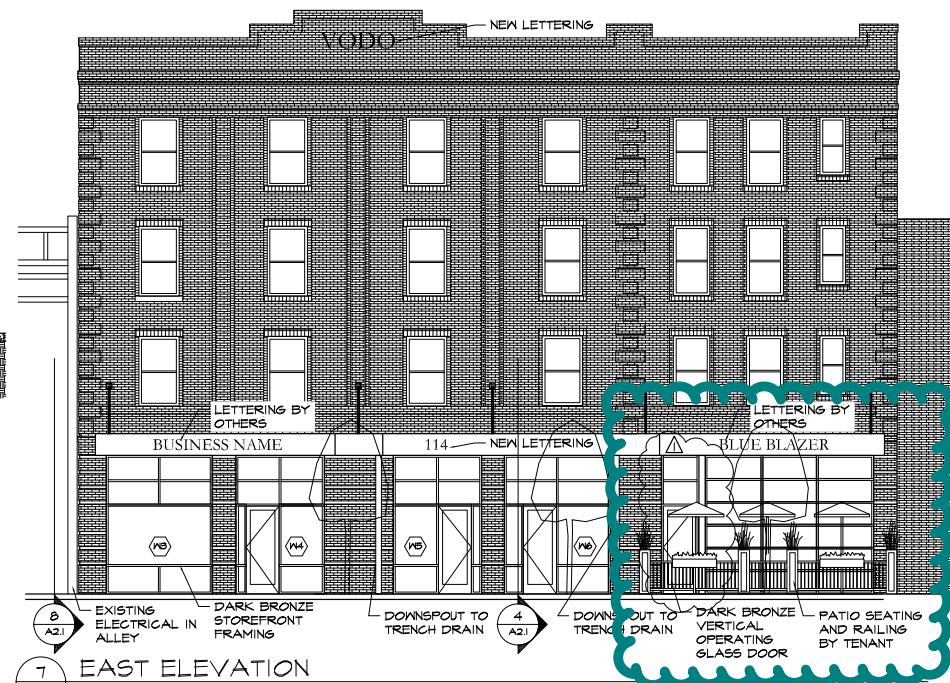
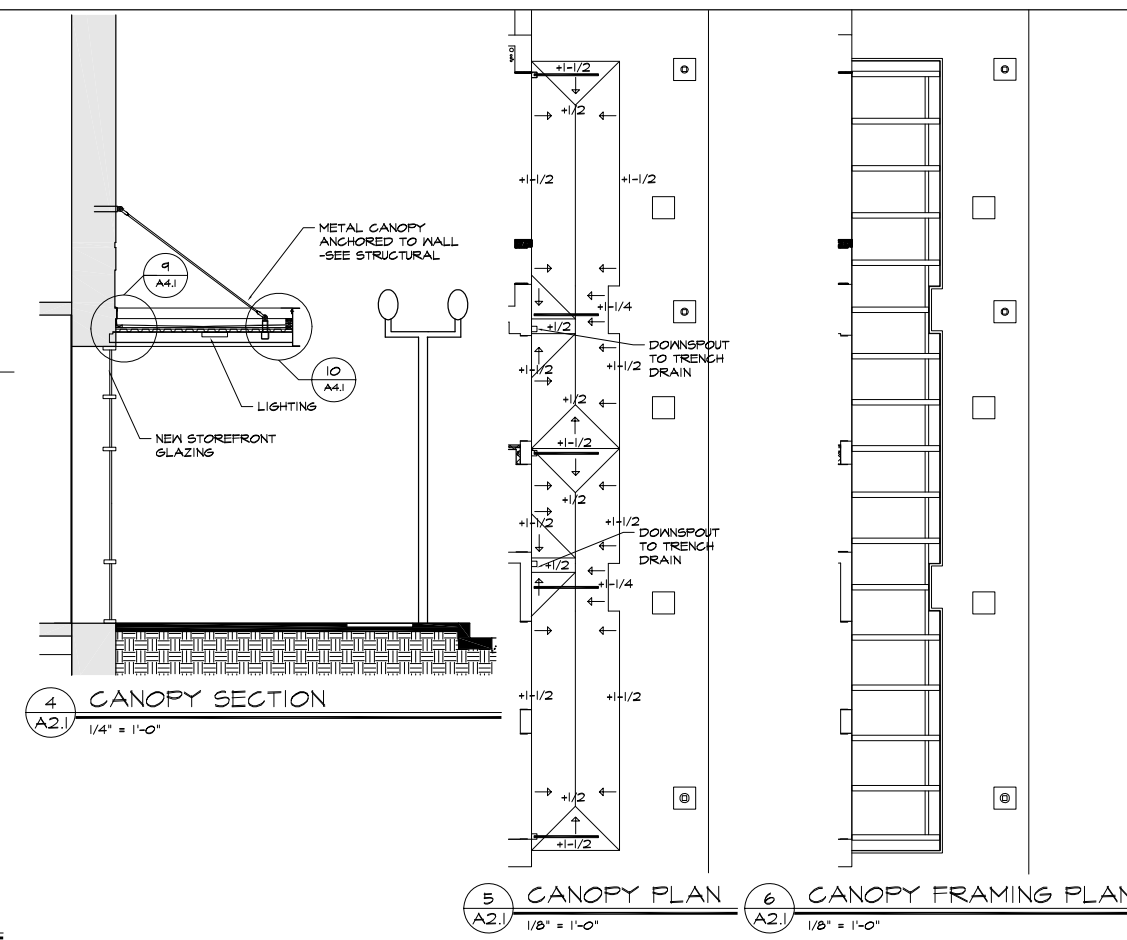
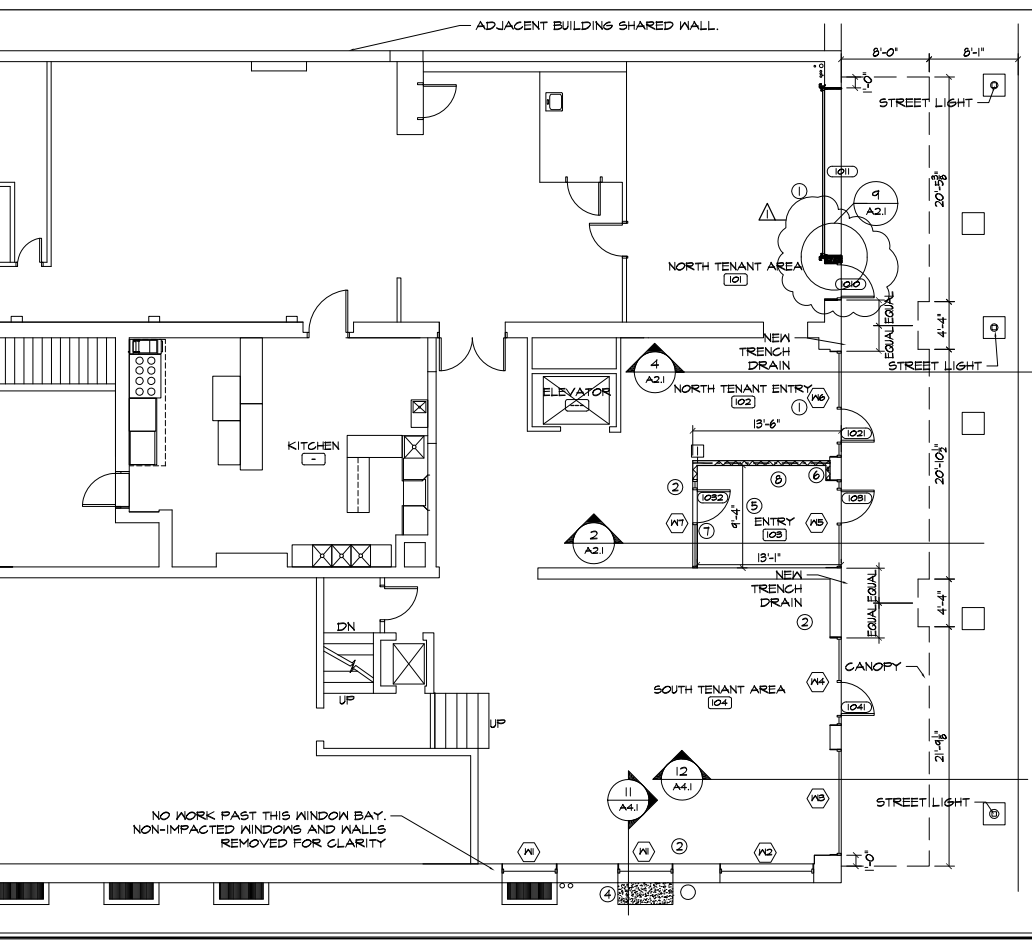
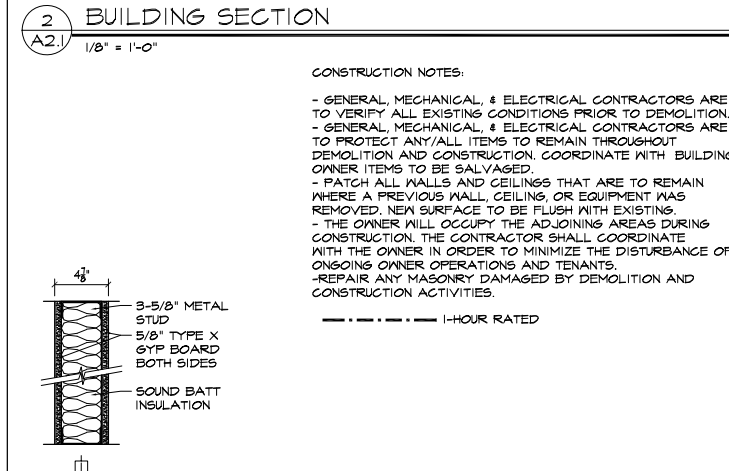
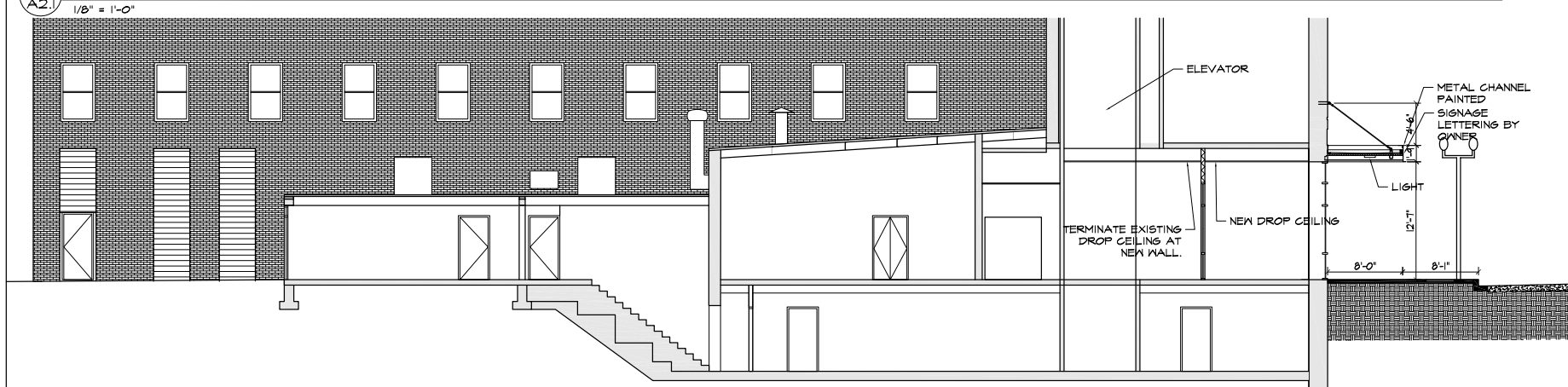
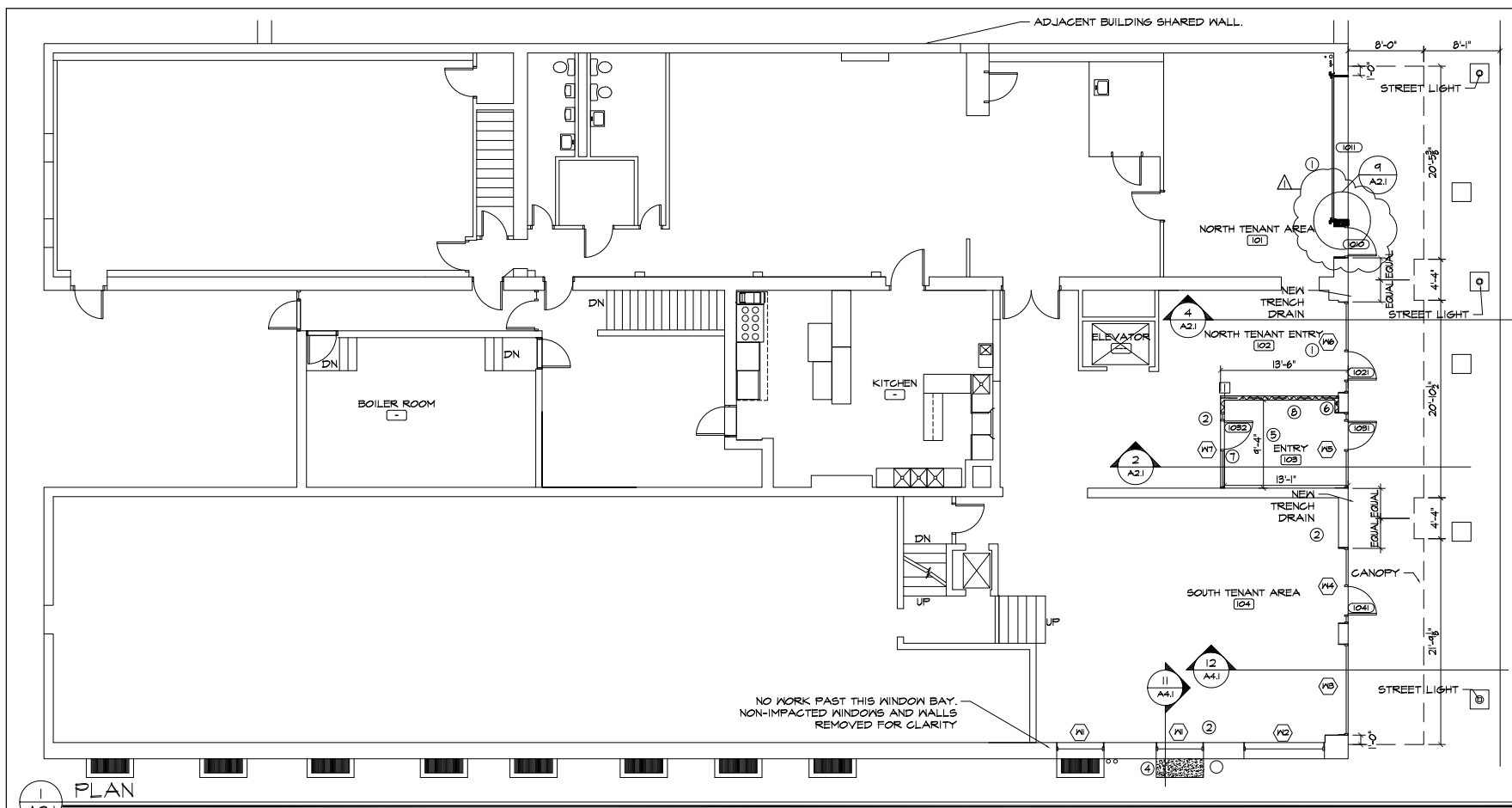
The applicant is requesting to modify the approved design of the building façade, and the Renaissance Zone Authority is being asked to approve the modification as required by condition 3 of the approval.

The change would affect the overhead door in front of the leased space on the north side of the building. A tenant has requested the addition of a man-door to allow easier access to the patio. The modified design still includes an overhead door, but it will be narrower to allow room for the smaller adjacent door.

#### **Attached:**

1. Proposed revised façade design
2. Photograph of existing conditions
3. Comparison of excerpts from approved and modified designs
4. Excerpt from Renaissance Zone Authority Special Meeting Minutes from July 7, 2015





CONSTRUCTION NOTES:

- GENERAL, MECHANICAL, & ELECTRICAL CONTRACTORS ARE TO VERIFY ALL EXISTING CONDITIONS PRIOR TO DEMOLITION
- GENERAL, MECHANICAL, & ELECTRICAL CONTRACTORS ARE TO PROTECT ANY/ALL ITEMS TO REMAIN THROUGHOUT DEMOLITION AND CONSTRUCTION. COORDINATE WITH BUILDING DEPARTMENT FOR ANY ITEMS TO REMAIN.
- PATCH ALL WALLS AND CEILINGS THAT ARE TO REMAIN WHERE A PREVIOUS WALL, CEILING, OR EQUIPMENT WAS REMOVED. NEW SURFACE TO BE FLUSH WITH EXISTING.
- REMOVE ALL EXISTING WALLS AND CEILING PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER IN ORDER TO MINIMIZE THE DISTURBANCE OF ONGOING OWNER OPERATIONS AND TENANTS.
- REMOVE ANY AND ALL MATERIALS DAMAGED BY DEMOLITION AND CONSTRUCTION ACTIVITIES.

----- 1-HOUR RATED

- ① SPACE TO BE BUILT OUT BY TENANT. COORDINATE DEMO, REPAIRS, AND CONSTRUCTION WHEN NECESSARY. IF TENANT SPACE FINISHES ARE IN PRIOR TO FACADE WORK, COMPLETION ANY DAMAGE CAUSED BY CONTRACTORS WORKING ON THE FACADE ARE RESPONSIBLE FOR REPAIRING AND REPLACING ANY DAMAGE CAUSED TO THE TENANT SPACE.
- ② NEW LAY IN CEILING AS REQ'D TO TIE NEW CONSTRUCTION INTO EXISTING LAY IN CEILING.
- ③ NOT USED
- ④ NEW CONCRETE SIDEWALK AFTER IN-FILLING WINDOW WELL, AND NEW ELECTRICAL SERVICE CONDUIT SEE DETAIL 11/A4.1
- ⑤ NEW LAY IN ACOUSTICAL CEILING TYP. @ 12"-8"
- ⑥ ADJUST FURRING TO CONCEAL EXISTING PIPES.
- ⑦ RELOCATING EXISTING KEYLESS ENTRY SYSTEM TO NEW VESTIBULE DOOR (1032). OWNER TO RELOCATE READER DEVICE AND CONNECT TO EXISTING CONTROL SYSTEMS, S.C. TO COORDINATE WITH OWNER FOR INSTALLATION OF DOOR HURE AND READER.
- ⑧ ANY INTERCOM OR PHONE SYSTEM TO BE FURNISHED AND INSTALLED BY OWNER.

REVISION 07/06/2016

**ACI**  
122 East Main Avenue, Suite 202  
Bismarck, North Dakota 58501  
701 255 3057  
701 255 3062 fax  
email: rhobert\_aci@net

Copyright 2015 by  
Architectural Concepts Inc.

Project No:  
1513

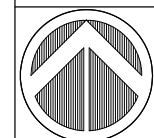
Drawing File No:  
1513 REVISED FACADE

Date Issued:  
JULY 6, 2016

Drawn By:  
PF

Checked By:  
PR

**FACADE IMPROVEMENT**  
**114 ON 3RD LLC**  
114 NORTH 3RD ST  
BISMARCK, NORTH DAKOTA

PLAN  
ELEVATIONS  
DETAILS

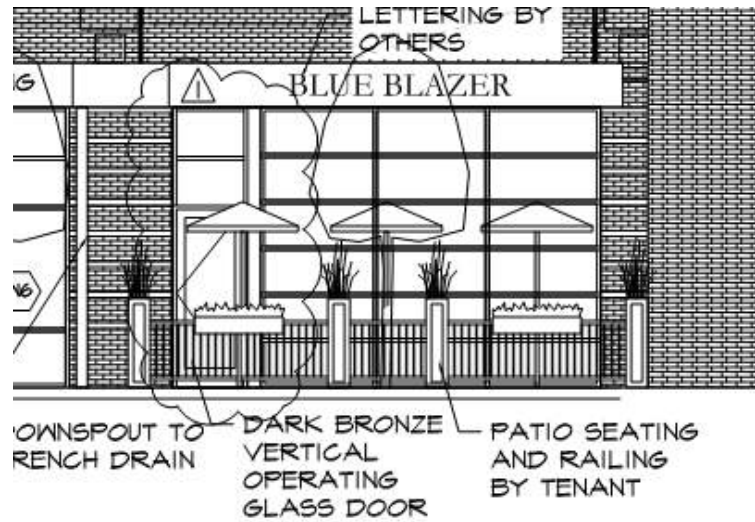
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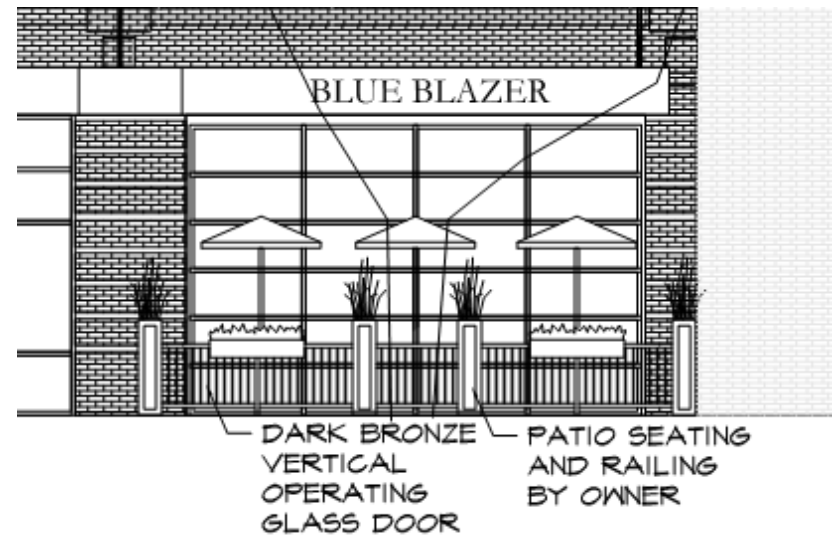




**Excerpt from Modified Elevation**



**Excerpt from Approved Elevation**





**RENAISSANCE ZONE AUTHORITY  
SPECIAL MEETING MINUTES  
July 8, 2015**

The Bismarck Renaissance Zone Authority met for a special meeting on July 8, 2015 in the David J. Blackstead Meeting Room in the City-County Office Building at 221 North 5<sup>th</sup> Street. Chairman Walth presided.

Authority members present were Josh Askvig, Jim Christianson, Chuck Huber, George Keiser, Todd Van Orman, Jeff Ubl and Curt Walth.

Technical advisor Bruce Whittey was absent.

Staff members present were Jason Tomanek (Planner), Kim Lee (Planning Manager), Carl Hokenstad (Director of Community Development), Brenda Johnson (Assessor), Will Hutchings (Transportation Planner), Brady Blaskowski (Building Official) and Hilary Balzum (Office Assistant).

Guests present were Kate Herzog, Madison Cermak, Sue Sorlie, Clyde and Diana Johnson, Wayne Yeager, David Mason, Mark Schwei, Adam Hendersen, Steve Stenehjelm, Bill Bohn, Heather Kadlec, Russ Kadlec and Bob Kinnischitzke.

**CALL TO ORDER**

Chairman Walth called the meeting to order at 12:00 p.m.

**MINUTES**

The minutes of the May 19, 2015 meeting were distributed with the agenda packet.

**MOTION:** A motion was made by Mr. Keiser and seconded by Mr. Ubl to approve the minutes of the May 19, 2015 meeting as distributed. The motion passed unanimously with members Christianson, Huber, Keiser, Van Orman, Ubl and Walth voting in favor.

Authority Member Askvig joined the meeting at this time.

**DOWNTOWN DESIGN REVIEW**

**114 NORTH 3<sup>RD</sup> STREET – 114 ON 3<sup>RD</sup>, LLC**

Mr. Tomanek explained that Richard Bohrer, Architectural Concepts, Inc., is in attendance today to discuss the Downtown Design Review request submitted by 114 on 3<sup>rd</sup>, LLC.

Mr. Bohrer said the applicant is proposing a ground level façade renovation project for a new tenant to occupy the space as a bar and restaurant use. He said the existing canopies, EIFS, windows and doors will all be removed to be replaced with a new canopy that will run the length of building, as well as new doors and windows. He said the canopy will be set up much like that of the original version and will project out from the building approximately eight feet and will have a dark bronze finish. He said, as of right now, only one tree will have to be removed to accommodate the façade but potentially all three would have to be removed, to allow a crane to place the new awning/canopy proposed for the façade. Mr. Bohrer noted that a smaller tree would be planted in place of the mature Ash tree..

Mr. Christianson asked if the elevation or size of the canopy has changed from what was originally proposed. Mr. Bohrer said only the length of it has changed.

Mr. Askvig asked if the color delineation from the old part of the building to the newer part will change at all. Mr. Bohrer said it possibly would with a total renovation in the future and that some work is needed on the windows as well as the roof.

Chairman Walth said a statement was received from the City Forester, Beth Peske, and she is agreeable to the idea of one tree being removed but would like to keep the other two if at all possible, otherwise they will have to be replaced.

Mr. Bohrer said it will not be known for sure if the other two trees will be able to stay until the installation process starts. He said they will save them if at all possible or replace them with something smaller as requested by Ms. Peske.

Chairman Walth said a comment was submitted by Technical Advisor Whittey requesting that the façade concept be consistent throughout the building.

Chairman Walth opened the public hearing.

There being no comments, Chairman Walth closed the public hearing.

Chairman Walth asked if there is any feedback from staff to be given on this proposal. Mr. Tomanek said as far as the newly adopted Downtown Design Guidelines are considered, the design of the façade is appropriate. He said the intended use is adequate for the first floor of a building in an active block and that the outdoor seating would have to have an encroachment agreement from the City.

Mr. Keiser said he is comfortable with this request with it being subject to the agreement with Ms. Peske that the trees either be saved or replaced.

**MOTION:** A motion was made by Mr. Askvig and seconded by Mr. Ubl to approve the Downtown Design Review of the building at 114 North 3<sup>rd</sup> Street as proposed to include new windows, new entry doors, an operable door to allow outdoor seating and a new canopy along the east-facing facade. The motion passed



unanimously with members Askvig, Christianson, Huber, Keiser, Van Orman, Ubl and Walth voting in favor.

## **CORE INCENTIVE PROGRAM PROJECTS**

### **114 NORTH 3<sup>RD</sup> STREET – 114 ON 3<sup>RD</sup>, LLC**

Mr. Tomanek said the applicant, 114 on 3<sup>rd</sup>, LLC, is requesting assistance from the CORE Façade Incentive Grant Program to secure assistance for exterior improvements to the building. Façade renovation improvements include new doors and windows on the main floor of the building, a dark bronze vertical operating glass door and the construction of an entrance canopy similar to the original canopy used in 1914. The proposed windows and doors would be dark bronze anodized aluminum. The applicants intend to create an outdoor patio area located on the public sidewalk adjacent to the building's main entry. The architect has indicated that the exterior brick is in generally good condition and does not need reconstruction or restoration at this time.

Mr. Tomanek said, based on the above findings, staff recommends approval of the CORE Façade Incentive grant request to reimburse 114 on 3<sup>rd</sup>, LLC for 50% of the final project costs up to \$30,000 for the east façade for the work and materials associated with exterior building renovation project at 114 North 3<sup>rd</sup> Street with the following conditions:

1. The project generally conforms to the building elevations submitted with the application.
2. All the necessary building permits are obtained.
3. Any modifications to the project as proposed would need to be reviewed by the Renaissance Zone Authority prior to implementation.

Chairman Walth opened the public hearing.

There being no comments, Chairman Walth closed the public hearing.

**MOTION:** A motion was made by Mr. Keiser and seconded by Mr. Askvig to recommend approval of the CORE Façade Incentive grant request to reimburse 114 on 3<sup>rd</sup>, LLC for 50% of the final project costs up to \$30,000 for the east façade for the work and materials associated with exterior building renovation project at 114 North 3<sup>rd</sup> Street with the following conditions: 1. The project generally conforms to the building elevations submitted with the application; 2. All the necessary building permits are obtained; and 3. Any modifications to the project as proposed would need to be reviewed by the Renaissance Zone Authority prior to implementation. The motion passed unanimously with members Askvig, Christianson, Huber, Keiser, Van Orman, Ubl and Walth voting in favor.

# **RENAISSANCE ZONE NEEDS ASSESSMENT 2016**

Submitted to Renaissance Zone Authority on July 19, 2016

City of Bismarck – Community Development Department – Planning Division

## Purpose of Report

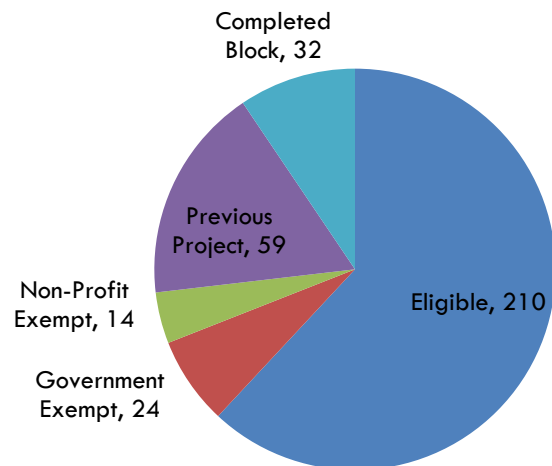
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During their June 21, 2016 regular meeting, the Renaissance Zone Authority requested a report to evaluate the future need for the Renaissance Zone program in downtown Bismarck. Staff was instructed to consider only areas within the current boundaries of the Renaissance Zone. This report determines which parcels within the Zone would be eligible for a future project, evaluates all eligible parcels for potential rehabilitation or new construction, and compares the progress already made within the Zone to the potential for future growth and development.

## Determining Eligibility

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Of the 339 parcels currently within the Renaissance Zone boundary, 210 (or 62%) are potentially eligible for a future project.



Between 2011 and 2013, the Renaissance Zone Authority deemed five blocks to be complete, and these were removed from the program. The 32 parcels within these blocks are not eligible for participation.

Program rules also prohibit previous recipients of Renaissance Zone tax incentives from applying as a new project. This precludes an additional 59 parcels. There could potentially be lease projects within these new or rehabilitated buildings, but for the purposes of this report these parcels will be excluded from evaluation.

Parcels owned by government or non-profit entities are not explicitly prohibited from participation, but the tax incentives offered by the program have little to no value. There could be lease projects from private-sector organizations within these parcels, but for the purposes of this report these parcels will be excluded from evaluation.

Eligibility could change with a change in ownership. For example, Burleigh County owns a parking area at the corner of 5<sup>th</sup> Street and Avenue A. If this lot is sold to a private entity, it would potentially be eligible for the Renaissance Zone program for a new construction project designation. The same is true of the current public health building owned by the City of Bismarck at 500 East Front Avenue.

## Determining Potential

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The eligible parcels have been ranked according to their potential as a Renaissance Zone projects, based on four metrics:

1. Ratio of assessed land to improvement value
2. Change in market value between 2003 and 2016
3. Projects in the 2016 Renaissance Zone Development Plan
4. Informed judgment of exterior condition and impact on area

## Ratio of Assessed Land to Improvement Value

This measurement is an indicator of redevelopment or rehabilitation potential of all eligible parcels within the Renaissance Zone. Land value functions as a proxy for the desirability of a location, and the building value represents the degree to which the location is being fully utilized. Parcels with high land value and low building value (red parcels) are the most likely to be improved in the future.

### Note on Vacant Lots:

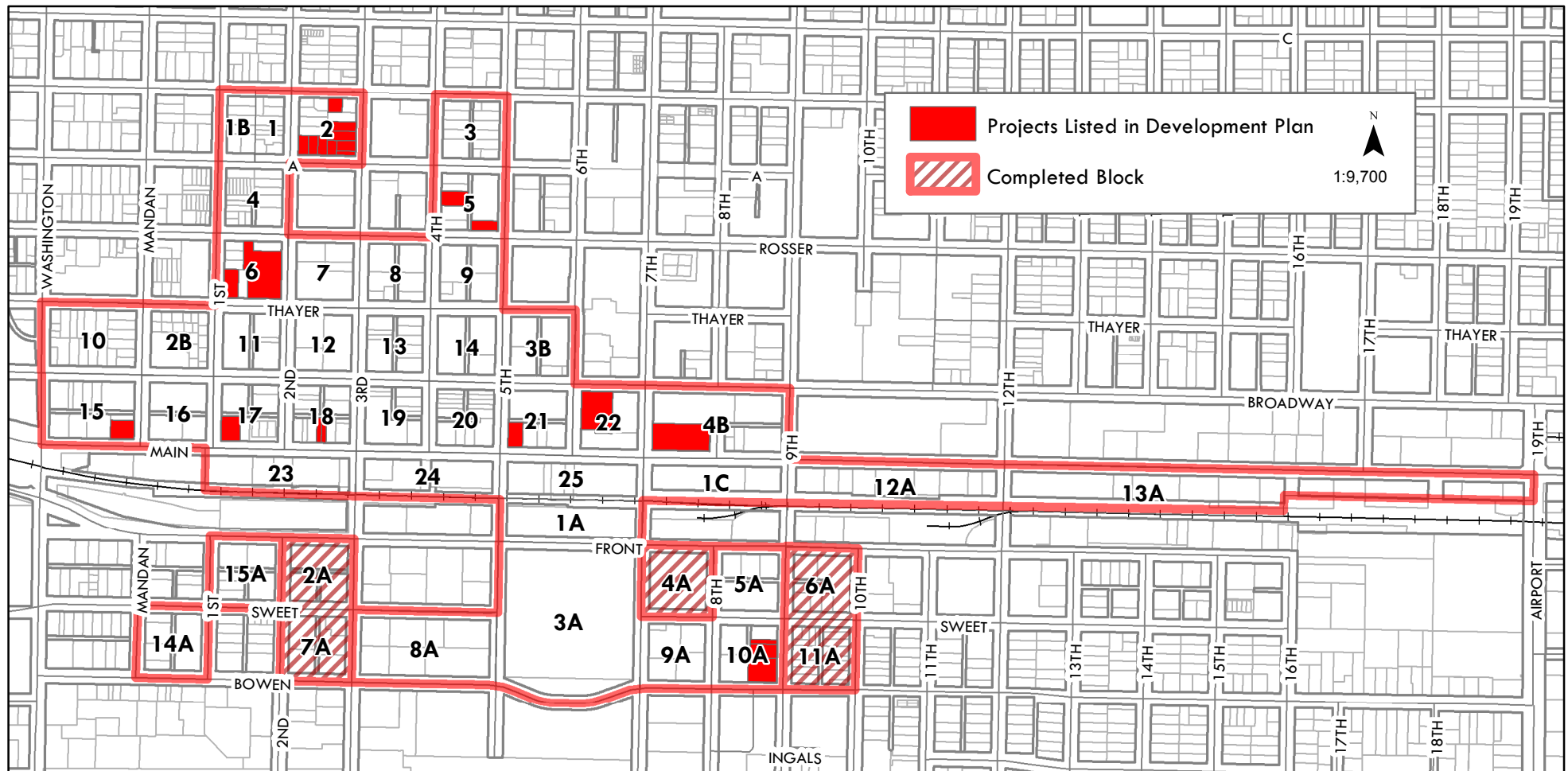
Lots identified as vacant are parcels with no or minimal assessed building value. Most of the vacant lots identified are utilized for parking.





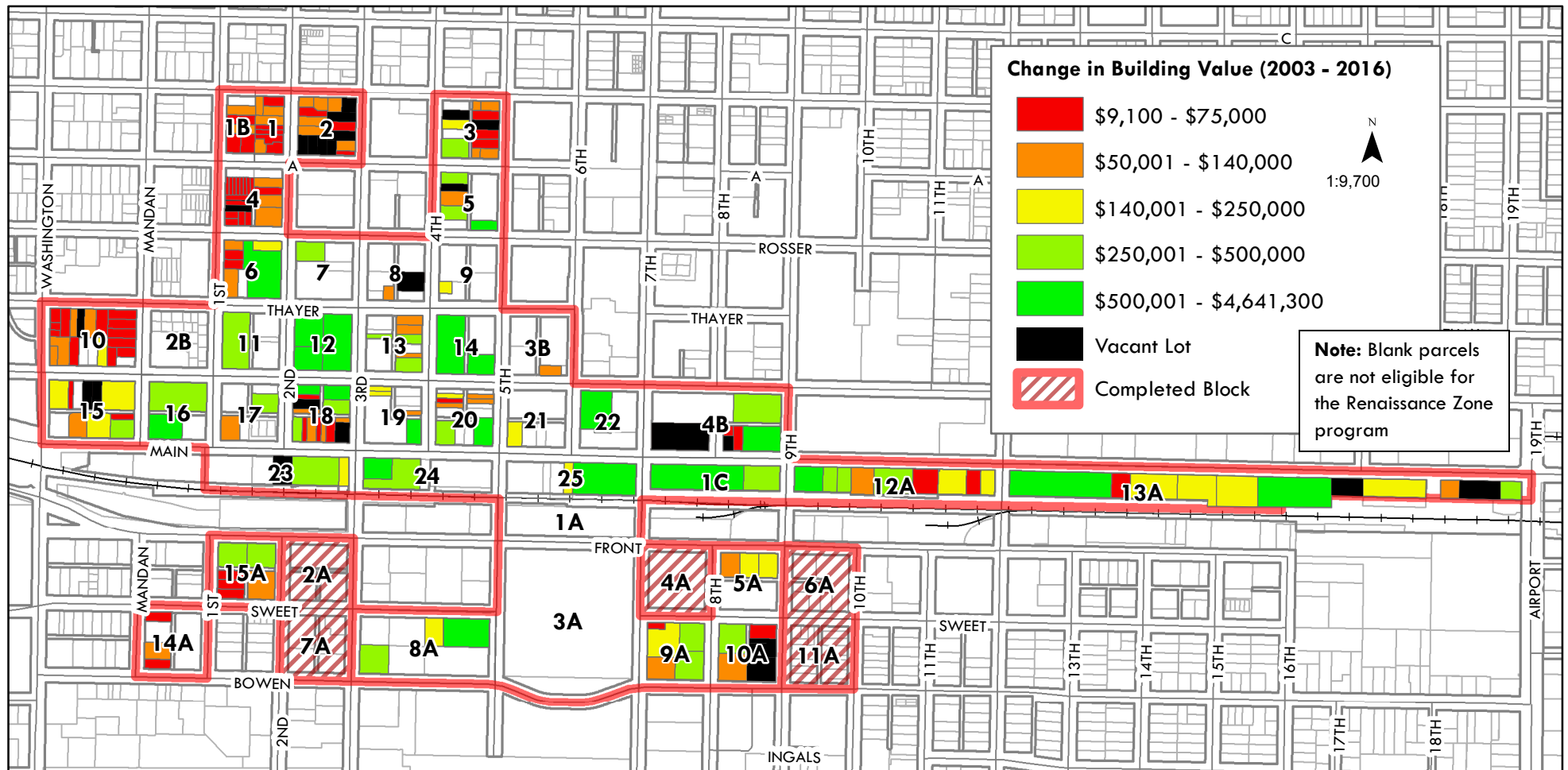
### Potential Projects Listed in Development Plan

The 2016 Renaissance Zone Development Plan identified properties/structures to be targeted for potential Zone projects. These properties were determined not only for their redevelopment potential, but also based on the goals and objectives of the Development Plan. Several of the projects include housing rehabilitation, which has been underrepresented in the program thus far. Inclusion in the approved Development Plan is considered a factor in weighing the potential of each parcel.



### Change in Assessed Building Value

This measurement compares the 2003 assessed building value with the 2016 assessed building value of all eligible parcels in the Renaissance Zone. The Renaissance Zone program was in its infancy in 2003, so the initial data creates a picture of the area prior to any investment generated by the program. All building values on non-vacant parcels increased during this twelve year period, but there is a wide variation in the amount of increase. A slowly increasing building value is one indicator of potential for redevelopment.



## Top Potential Sites

The following sites were ranked the highest in terms of the potential for future assistance through the Renaissance Zone program.



102 East Main Ave. (Composite Score: 16)



100 East Thayer Ave. (Composite Score: 16)



210 East Main Ave. (Composite Score: 15)



214 East Main Ave. (Composite Score: 13)



212 East Main Ave. (Composite Score: 13)

**Note:** A Renaissance Zone project has been approved pending completion on this site



701 Sweet Ave. (Composite Score: 13)





308/318 South 9<sup>th</sup> St. (Composite Score: 13)



122 East Thayer Ave. (Composite Score: 13)



122 East Rosser Avenue (Composite Score: 13)



506 North 3<sup>rd</sup> Street (Composite Score: 12)



101 North 5<sup>th</sup> St (Composite Score: 12)



100 East Sweet Ave (Composite Score: 12)

**Note:** 1 of 2 buildings on parcel



100 East Sweet Ave (Composite Score: 12)

**Note:** 2 of 2 buildings on parcel



302 South 9<sup>th</sup> St. (Composite Score: 12)



202-212 East Ave. A (Composite Score: 12)



414 North 2<sup>nd</sup> Street (Composite Score: 12)



319 North 1<sup>st</sup> Street (Composite Score: 12)



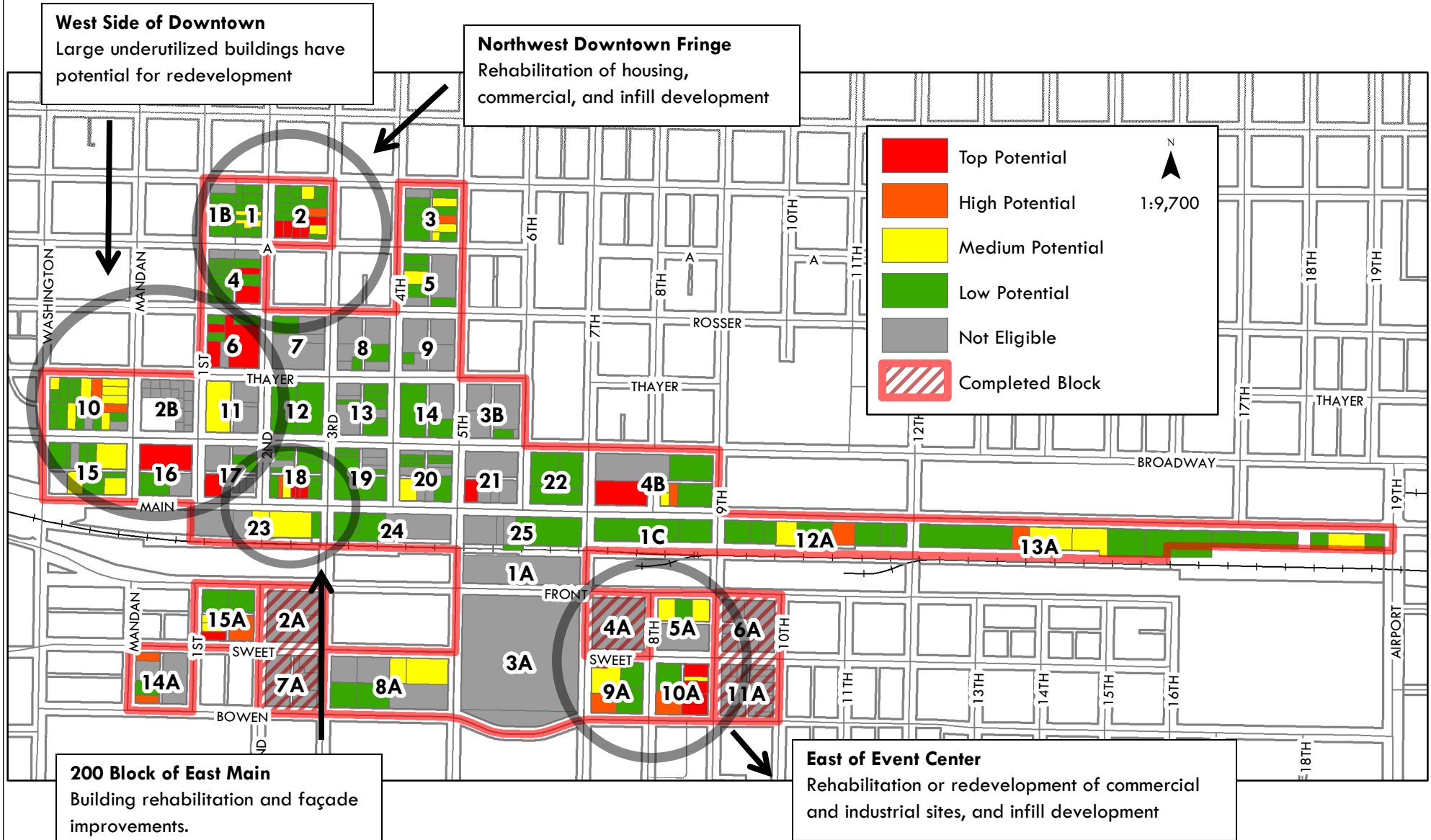
122 North 1<sup>st</sup> St. (Composite Score: 12)



700 East Main (Composite Score: 12)



# Renaissance Zone High Potential Hot Spots



## Benefit of Continuation of Renaissance Zone Program

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There are two primary components to determining the benefit of the continuation of the City of Bismarck's Renaissance Zone in its current form:

1. The effectiveness of the program in spurring reinvestment in the Renaissance Zone.
2. The remaining need for reinvestment that exists within the Renaissance Zone.

While the purpose of this report is to investigate the second component, it may be useful to benchmark the need for potential future projects with the progress already achieved during the previous fifteen years of the program's existence.

Development that has been assisted by the Renaissance Zone program has created the following benefits for the City of Bismarck:

- Over \$52 Million in private capital investments
- Over 450 full-time jobs created
- 50 new businesses created, and an additional 25 businesses expanded.

A total of 113 Renaissance Zone projects were approved and completed between 2003 and 2015. Of these projects, there are 48 sites (comprised of 59 separate parcels, because some projects span multiple parcels) that have been improved with assistance from the Renaissance Zone program.

Comparing past usage of the program with potential need yields the following projections:

- The Renaissance Zone would need to continue for **Five Years** to complete all top potential projects.
- The Renaissance Zone would need to continue for **Eight Years** to complete all top and high potential projects.
- The Renaissance Zone would need to continue for **Fifteen Years** to complete all top, high, and medium potential projects.

This is a conservative estimate based on several assumptions. These projections assume that property owners continue to take advantage of the program at current rates, that no sites owned by government or non-profit entities are sold to the private sector and become eligible, and that the Renaissance Zone boundaries are not modified in the future. If any of these factors change, there may be benefit to continuing the program beyond the projected timeframe.



## Renaissance Zone Data Used to Determine Need

The following table shows all parcels in the Renaissance Zone, grouped by block, including all of the primary data points used to generate this report.

RZ Block	Parcel ID	Address	Potential	Eligibility	Score	Change in Building Value 03-15	Ratio of Building to Land Values	Vacant
01	0015-016-020	510 N 2ND ST	Medium Potential	Eligible	9	36900	0.138169	
01	0015-016-030	506 N 2ND ST	Medium Potential	Eligible	9	35700	0.390071	
01	0015-016-001	522 N 2ND ST	Low Potential	Eligible	6	74900	0.148548	
01	0015-016-005	518 N 2ND ST	Low Potential	Eligible	4	123400	0.124224	
01	0015-016-010	115 E B AVE	Low Potential	Eligible	4	78200	0.115108	
01	0015-016-015	512 N 2ND ST	Low Potential	Eligible	5	127800	0.139276	
01	0015-016-025	508 N 2ND ST	Low Potential	Eligible	7	68100	0.087051	
01	0015-016-035	120 E A AVE	Low Potential	Eligible	6	73400	0.175579	
01	0015-016-040	112 E A AVE	Low Potential	Eligible	4	76600	0.065094	
02	0015-015-025	506 N 3RD ST	Top Potential	In Development Plan	12	N/A	N/A	Y
02	0015-015-035	212 E A AVE	Top Potential	In Development Plan	12	N/A	N/A	Y
02	0015-015-045	210 E A AVE	Top Potential	In Development Plan	12	N/A	N/A	Y
02	0015-015-050	204 E A AVE	Top Potential	In Development Plan	12	N/A	N/A	Y
02	0015-015-055	202 E A AVE	Top Potential	In Development Plan	12	N/A	N/A	Y
02	0015-015-020	512 N 3RD ST	High Potential	In Development Plan	11	52500	0.420404	
02	0015-015-001	215 E B AVE	Medium Potential	In Development Plan	9	78700	0.201578	
02	0015-015-030	504 N 3RD ST	Medium Potential	In Development Plan	9	131800	0.102948	
02	0015-015-005	518 N 3RD ST	Low Potential	Eligible	7	N/A	N/A	Y
02	0015-015-015	516 N 3RD ST	Low Potential	Eligible	7	N/A	N/A	Y
02	0015-015-040	500 N 3RD ST	Low Potential	In Development Plan	8	52900	0.085837	
02	0015-015-060	511 N 2ND ST	Low Potential	Eligible	5	104500	0.180614	
02	0015-015-065	515 N 2ND ST	Low Potential	Eligible	6	76300	0.281109	

RZ Block	Parcel ID	Address	Potential	Eligibility	Score	Change in Building Value 03-15	Ratio of Building to Land Values	Vacant
02	0015-015-070	517 N 2ND ST	Low Potential	Eligible	6	57100	0.183733	
02	0015-015-075	207 E B AVE	Low Potential	Eligible	5	125500	0.12844	
02	0015-015-080	523 N 2ND ST	Low Potential	Eligible	5	80900	0.132115	
03	0015-013-025	506 N 5TH ST	Medium Potential	Eligible	10	73800	0.480193	
03	0015-013-035	416 E A AVE	Medium Potential	Eligible	9	92700	0.05625	
03	0015-013-010	518 N 5TH ST	Medium Potential	Eligible	10	69000	0.420474	
03	0015-013-015	514 N 5TH ST	Low Potential	Eligible	6	N/A	N/A	Y
03	0015-013-055	511 N 4TH ST	Low Potential	Government Exempt	6	N/A	N/A	Y
03	0015-013-065	519 N 4TH ST	Low Potential	Eligible	6	N/A	N/A	Y
03	0015-013-030	500 N 5TH ST	Low Potential	Eligible	6	98900	0.210396	
03	0015-013-001	413 E B AVE	Low Potential	Eligible	4	80300	0.104252	
03	0015-013-005	522 N 5TH ST	Low Potential	Eligible	5	83100	0.161608	
03	0015-013-040	503 N 4TH ST	Low Potential	Eligible	5	314900	0.204527	
03	0015-013-060	515 N 4TH ST	Low Potential	Eligible	4	223700	0.160737	
03	0015-013-020	510 N 5TH ST	High Potential	Eligible	11	62500	0.525926	
03	0015-013-070	523 N 4TH ST	N/A	Non-Profit Exempt	0	210300	0.136202	
04	0001-116-010	122 E ROSSER AVE	Top Potential	Eligible	13	126900	0.528697	
04	0015-021-010	414 N 2ND ST	Top Potential	Eligible	12	23600	1.023753	
04	0001-116-035	407 N 1ST ST	Low Potential	Eligible	6	N/A	N/A	Y
04	0001-116-040	407 N 1ST ST	Low Potential	Eligible	6	N/A	N/A	Y
04	0001-116-001	408 N 2ND ST	Low Potential	Eligible	7	130900	0.177459	
04	0001-116-015	110 E ROSSER AVE	Low Potential	Eligible	7	67400	0.070175	
04	0001-116-020	106 E ROSSER AVE	Low Potential	Eligible	7	52200	0.09122	
04	0001-116-025	401 N 1ST ST	Low Potential	Eligible	5	57600	0.08016	
04	0001-116-030	405 N 1ST ST	Low Potential	Eligible	5	68500	0.073869	
04	0001-116-045	409 N 1ST ST	Low Potential	Eligible	5	57700	0.106667	
04	0001-116-050	411 N 1ST ST	Low Potential	Eligible	6	43600	0.122511	
04	0015-021-023	415 N 1ST ST 8	Low Potential	Eligible	7	38500	0.136364	

RZ Block	Parcel ID	Address	Potential	Eligibility	Score	Change in Building Value 03-15	Ratio of Building to Land Values	Vacant
04	0015-021-005	418 N 2ND ST	Low Potential	Eligible	6	113900	0.253968	
04	0015-021-016	415 N 1ST ST 1	Low Potential	Eligible	7	37600	0.136364	
04	0015-021-017	415 N 1ST ST 2	Low Potential	Eligible	7	37600	0.136364	
04	0015-021-018	415 N 1ST ST 3	Low Potential	Eligible	7	33800	0.136364	
04	0015-021-019	415 N 1ST ST 4	Low Potential	Eligible	7	30600	0.154412	
04	0015-021-020	415 N 1ST ST 5	Low Potential	Eligible	7	35300	0.136364	
04	0015-021-021	415 N 1ST ST 6	Low Potential	Eligible	7	38500	0.136364	
04	0015-021-022	415 N 1ST ST 7	Low Potential	Eligible	7	33800	0.154412	
04	0015-021-025	419 N 1ST ST	N/A	Non-Profit Exempt	0	-100	5	
04	0015-021-001	422 N 2ND ST	N/A	Non-Profit Exempt	0	0	N/A	
05	0001-122-040	411 N 4TH ST	Medium Potential	In Development Plan	9	113500	0.292004	
05	0015-024-020	419 N 4TH ST	Low Potential	Eligible	6	N/A	N/A	Y
05	0001-122-025	418 E ROSSER AVE	Low Potential	In Development Plan	6	588500	0.063636	
05	0001-122-035	405 N 4TH ST	Low Potential	Eligible	4	320400	0.167758	
05	0015-024-025	421 N 4TH ST	Low Potential	Eligible	4	274500	0.1667	
05	0001-122-030	401 N 4TH ST	N/A	Previous RZ Project	0	4204700	0.016048	
05	0001-122-001	412 N 5TH ST	N/A	Government Exempt	0	-21300	6.625	
06	0001-110-010	122 E THAYER AVE	Top Potential	In Development Plan	13	528000	0.51688	
06	0001-110-025	100 E THAYER AVE	Top Potential	In Development Plan	16	102300	0.5987	
06	0001-110-050	319 N 1ST ST	Top Potential	Eligible	12	31300	0.836431	
06	0001-110-055	323 N 1ST ST	Low Potential	Eligible	7	100900	0.383305	
06	0001-110-001	121 E ROSSER AVE	Low Potential	Eligible	4	230200	0.170455	
06	0001-110-040	313 N 1ST ST	Low Potential	Eligible	8	53600	0.388266	
06	0001-110-035	106 E THAYER AVE	N/A	Previous RZ Project	0	162900	0.278926	
07	0001-108-020	207 E ROSSER AVE	Low Potential	Eligible	8	251500	0.366479	
07	0001-108-001	324 N 3RD ST	N/A	Previous RZ Project	0	744800	N/A	
07	0001-108-010	312 N 3RD ST	N/A	Non-Profit Exempt	0	4100	2.756098	
07	0001-108-015	214 E THAYER AVE	N/A	Non-Profit Exempt	0	4100	4.804878	

RZ Block	Parcel ID	Address	Potential	Eligibility	Score	Change in Building Value 03-15	Ratio of Building to Land Values	Vacant
08	0001-106-010	304 N 4TH ST	Low Potential	Eligible	6	N/A	N/A	Y
08	0001-106-025	308 E THAYER AVE	Low Potential	Eligible	6	105200	0.214992	
08	0001-106-001	320 N 4TH ST	N/A	Previous RZ Project	0	2042100	N/A	
08	0001-106-015	300 N 4TH ST	N/A	Previous RZ Project	0	655000	N/A	
08	0001-106-020	302 E THAYER AVE	N/A	Previous RZ Project	0	168900	0.195853	
08	0001-106-030	307 N 3RD ST	N/A	Previous RZ Project	0	960800	N/A	
08	0001-106-040	311 N 3RD ST	N/A	Government Exempt	0	0	N/A	
09	0001-104-015	303 N 4TH ST	Low Potential	Eligible	4	180800	0.151365	
09	0001-104-001	316 N 5TH ST	N/A	Government Exempt	0	-374200	0.083752	
09	0001-104-005	424 E THAYER AVE	N/A	Government Exempt	0	0	N/A	
09	0001-104-010	410 E THAYER AVE	N/A	Non-Profit Exempt	0	-72600	0.114057	
09	0001-104-030	333 N 4TH ST	N/A	Previous RZ Project	0	2207900	N/A	
10	0001-084-095	219 W THAYER AVE	Medium Potential	Eligible	9	76700	0.357635	
10	0001-084-001	222 N MANDAN ST	Medium Potential	Eligible	10	70100	0.351453	
10	0001-084-005	218 N MANDAN ST	Medium Potential	Eligible	9	58800	0.453446	
10	0001-084-010	214 N MANDAN ST	Medium Potential	Eligible	9	54800	0.497347	
10	0001-084-027	208 W BROADWAY AVE	Medium Potential	Eligible	9	49900	0.356295	
10	0001-084-045	224 W BROADWAY AVE	Medium Potential	Eligible	9	46900	0.597134	
10	0001-084-065	235 W THAYER AVE	Medium Potential	Eligible	9	41500	0.315068	
10	0001-084-090	223 W THAYER AVE	Low Potential	Eligible	6	N/A	N/A	Y
10	0001-084-100	217 W THAYER AVE	Low Potential	Government Exempt	6	N/A	N/A	Y
10	0001-084-085	227 W THAYER AVE	Low Potential	Eligible	7	96900	0.151108	
10	0001-084-020	204 N MANDAN ST	Low Potential	Eligible	7	74600	0.246548	
10	0001-084-030	212 W BROADWAY AVE	Low Potential	Eligible	4	150300	0.119284	
10	0001-084-040	222 W BROADWAY AVE	Low Potential	Previous RZ Project	1	0	0.257909	
10	0001-084-050	230 W BROADWAY AVE	Low Potential	Eligible	8	124000	0.285002	
10	0001-084-060	234 W BROADWAY AVE	Low Potential	Eligible	3	137400	0.086387	
10	0001-084-070	217 N WASHINGTON ST	Low Potential	Eligible	6	47300	0.131579	

RZ Block	Parcel ID	Address	Potential	Eligibility	Score	Change in Building Value 03-15	Ratio of Building to Land Values	Vacant
10	0001-084-075	213 N WASHINGTON ST	Low Potential	Eligible	6	42700	0.126344	
10	0001-084-080	231 W THAYER AVE	Low Potential	Eligible	8	66500	0.38501	
10	0001-084-015	208 N MANDAN ST	High Potential	Eligible	11	40300	0.794492	
10	0001-084-105	215 W THAYER AVE	High Potential	Eligible	11	46000	0.687683	
10	0001-084-025	200 N MANDAN ST	N/A	Previous RZ Project	0	114900	0.189633	
10	0001-084-035	218 W BROADWAY AVE	N/A	Non-Profit Exempt	0	197900	0.121294	
11	0001-060-040	100 E BROADWAY AVE	Medium Potential	Eligible	10	458000	0.482697	
11	0001-060-005	216 N 2ND ST	N/A	Previous RZ Project	0	498900	0.315695	
11	0001-060-010	212 N 2ND ST	N/A	Non-Profit Exempt	0	58100	0.335106	
11	0001-060-025	122 E BROADWAY AVE	N/A	Previous RZ Project	0	1022900	N/A	
12	0001-062-001	200 N 3RD ST	Low Potential	Eligible	2	2596900	0.084086	
12	0001-062-025	202 E BROADWAY AVE	Low Potential	Eligible	3	731100	0.131933	
12	0001-062-030	223 N 2ND ST	Low Potential	Eligible	4	572300	0.287746	
13	0001-064-001	222 N 4TH ST	Low Potential	Eligible	4	138000	0.148266	
13	0001-064-005	216 N 4TH ST	Low Potential	Eligible	6	124600	0.205995	
13	0001-064-010	212 N 4TH ST	Low Potential	Eligible	2	355000	0.124667	
13	0001-064-020	206 N 4TH ST	Low Potential	Eligible	5	95900	0.169	
13	0001-064-025	200 N 4TH ST	Low Potential	Eligible	2	443300	0.112275	
13	0001-064-035	215 N 3RD ST	Low Potential	Eligible	2	368300	0.049968	
13	0001-064-015	208 N 4TH ST	N/A	Previous RZ Project	0	134900	0.183556	
13	0001-064-030	304 E BROADWAY AVE	N/A	Government Exempt	0	0	N/A	
13	0001-064-040	217 N 3RD ST	N/A	Previous RZ Project	0	284400	0.098898	
13	0001-064-045	301 E THAYER AVE	N/A	Previous RZ Project	0	234800	0.331858	
14	0001-066-020	418 E BROADWAY AVE	Low Potential	Eligible	2	900500	0.079352	
14	0001-066-025	400 E BROADWAY AVE	Low Potential	Eligible	2	1566500	0.07824	
14	0001-066-001	220 N 5TH ST	N/A	Government Exempt	0	0	N/A	
15	0001-030-001	122 N MANDAN ST	Medium Potential	Eligible	9	160100	0.477417	
15	0001-030-010	200 W MAIN AVE	Medium Potential	In Development Plan	10	388200	0.103284	

RZ Block	Parcel ID	Address	Potential	Eligibility	Score	Change in Building Value 03-15	Ratio of Building to Land Values	Vacant
15	0001-030-025	222 W MAIN AVE	Medium Potential	Eligible	10	116800	0.280296	
15	0001-030-070	219 W BROADWAY AVE	Low Potential	Eligible	7	N/A	N/A	Y
15	0001-030-075	219 W BROADWAY AVE	Low Potential	Eligible	7	N/A	N/A	Y
15	0001-030-005	108 N MANDAN ST	Low Potential	Eligible	7	50900	0.268238	
15	0001-030-015	212 W MAIN AVE	Low Potential	Eligible	6	211800	0.239329	
15	0001-030-050	233 W BROADWAY AVE	Low Potential	Eligible	5	224300	0.197662	
15	0001-030-060	229 W BROADWAY AVE	Low Potential	Eligible	6	58100	0.187251	
15	0001-030-065	225 W BROADWAY AVE	N/A	Previous RZ Project	0	193800	0.105071	
16	0001-056-001	122 N 1ST ST	Top Potential	Eligible	12	318900	0.794702	
16	0001-056-020	114 W MAIN AVE	Low Potential	Eligible	7	601900	0.199452	
16	0001-056-010	100 W MAIN AVE	N/A	Previous RZ Project	0	-128200	6.5	
17	0001-054-035	102 E MAIN AVE	Top Potential	In Development Plan	16	123900	0.647124	
17	0001-054-005	116 N 2ND ST	Low Potential	Eligible	4	344000	0.204181	
17	0001-054-060	101 E BROADWAY AVE	N/A	Non-Profit Exempt	0	958200	N/A	
17	0001-054-001	123 E BROADWAY AVE	N/A	Non-Profit Exempt	0	263300	0.114775	
17	0001-054-021	122 E MAIN AVE 1	N/A	Previous RZ Project	0	1315600	N/A	
17	0001-054-022	122 E MAIN AVE 2	N/A	Previous RZ Project	0	710800	N/A	
17	0001-054-023	122 E MAIN AVE 3	N/A	Previous RZ Project	0	374200	0.06782	
17	0001-054-030	110 E MAIN AVE	N/A	Non-Profit Exempt	0	300	7.222222	
18	0001-052-030	214 E MAIN AVE	Top Potential	Eligible	13	71100	0.692964	
18	0001-052-035	212 E MAIN AVE	Top Potential	In Development Plan	13	88100	0.237747	
18	0001-052-040	210 E MAIN AVE	Top Potential	In Development Plan	15	54700	0.420984	
18	0001-052-045	208 E MAIN AVE	Medium Potential	Eligible	10	135900	0.310263	
18	0001-052-020	220 E MAIN AVE	Low Potential	Eligible	6	N/A	N/A	Y
18	0001-052-001	120 N 3RD ST	Low Potential	Eligible	2	886700	0.069193	
18	0001-052-010	114 N 3RD ST	Low Potential	Eligible	2	334500	0.07612	
18	0001-052-015	110 N 3RD ST	Low Potential	Eligible	4	112800	0.077965	
18	0001-052-055	200 E MAIN AVE	Low Potential	Eligible	5	338300	0.084657	

RZ Block	Parcel ID	Address	Potential	Eligibility	Score	Change in Building Value 03-15	Ratio of Building to Land Values	Vacant
18	0001-052-060	113 N 2ND ST	Low Potential	Eligible	5	85600	0.187567	
18	0001-052-070	115 N 2ND ST	Low Potential	Eligible	8	44900	0.421179	
18	0001-052-075	201 E BROADWAY AVE	Low Potential	Eligible	2	614000	0.058406	
18	0001-052-050	204 E MAIN AVE	High Potential	Eligible	11	71400	0.26574	
18	0001-052-065	117 N 2ND ST	Low Potential	Eligible	3	N/A	N/A	Y
19	0001-050-035	117 N 3RD ST	N/A	Government Exempt	6	N/A	N/A	Y
19	0001-050-025	112 N 4TH ST	Low Potential	Eligible	5	125000	0.158802	
19	0001-050-030	322 E MAIN AVE	Low Potential	Eligible	2	1652600	0.027338	
19	0001-050-080	121 N 3RD ST	Low Potential	Eligible	4	228900	0.141072	
19	0001-050-085	301 E BROADWAY AVE	Low Potential	Eligible	3	156400	0.126904	
19	0001-050-001	124 N 4TH ST	N/A	Previous RZ Project	0	925400	N/A	
19	0001-050-010	116 N 4TH ST	N/A	Previous RZ Project	0	624100	N/A	
19	0001-050-015	114 N 4TH ST	N/A	Previous RZ Project	0	148100	0.176768	
20	0001-048-045	402 E MAIN AVE	Low Potential	Eligible	6	419200	0.232475	
20	0001-048-005	120 N 5TH ST	Low Potential	Eligible	6	83500	0.254731	
20	0001-048-010	118 N 5TH ST	Low Potential	Eligible	6	93300	0.222222	
20	0001-048-025	420 E MAIN AVE	Low Potential	Eligible	2	500800	0.029861	
20	0001-048-051	117 N 4TH ST	Low Potential	Eligible	6	94800	0.218341	
20	0001-048-055	119 N 4TH ST	Low Potential	Eligible	7	71400	0.307018	
20	0001-048-060	121 N 4TH ST	Low Potential	Eligible	3	224700	0.116048	
20	0001-048-001	413 E BROADWAY AVE	N/A	Previous RZ Project	0	226100	0.096075	
20	0001-048-015	116 N 5TH ST	N/A	Previous RZ Project	0	328800	0.077109	
20	0001-048-020	112 N 5TH ST	N/A	Non-Profit Exempt	0	358000	N/A	
20	0001-048-030	412 E MAIN AVE	N/A	Previous RZ Project	0	158500	0.380562	
20	0001-048-040	408 E MAIN AVE	N/A	Previous RZ Project	0	909800	N/A	
20	0001-048-050	115 N 4TH ST	N/A	Previous RZ Project	0	220900	0.135843	
20	0001-048-065	401 E BROADWAY AVE	N/A	Previous RZ Project	0	715800	N/A	
21	0001-046-025	101 N 5TH ST	Top Potential	In Development Plan	12	163000	0.390156	

RZ Block	Parcel ID	Address	Potential	Eligibility	Score	Change in Building Value 03-15	Ratio of Building to Land Values	Vacant
21	0001-046-001	515 E BROADWAY AVE	N/A	Government Exempt	0	0	N/A	
21	0001-046-005	520 E MAIN AVE	N/A	Non-Profit Exempt	0	460300	N/A	
21	0001-046-008	514 E MAIN AVE	N/A	Previous RZ Project	0	213800	0.215161	
21	0001-046-015	510 E MAIN AVE	N/A	Previous RZ Project	0	3809000	N/A	
22	0001-044-200	625 E BROADWAY AVE	Low Potential	Government Exempt	6	N/A	N/A	Y
22	0001-044-400	630 E MAIN AVE	Low Potential	Government Exempt	6	N/A	N/A	Y
22	0001-044-001	605 E BROADWAY AVE	Low Potential	In Development Plan	5	4641300	0.034771	
23	0001-004-001	123 E MAIN AVE	Medium Potential	Eligible	10	N/A	N/A	Y
23	0001-006-100	201 E MAIN AVE	Medium Potential	Eligible	10	363600	0.609119	
23	0001-006-001	223 E MAIN AVE	Low Potential	Eligible	5	230500	0.217526	
23	0001-004-005	117 E MAIN AVE	N/A	Government Exempt	0	0	N/A	
23	0001-004-010	101 E MAIN AVE	N/A	Government Exempt	0	0	N/A	
24	0001-008-000	301 E MAIN AVE	Low Potential	Eligible	2	569000	0.122284	
24	0001-008-050	317 E MAIN AVE	Low Potential	Eligible	5	459400	0.343395	
24	0001-010-001	401 E MAIN AVE	N/A	Previous RZ Project	0	526000	N/A	
25	0001-012-100	527 E MAIN AVE	Low Potential	Government Exempt	6	N/A	N/A	Y
25	0001-012-050	525 E MAIN AVE	Low Potential	Eligible	6	154600	0.41227	
25	0115-004-200	605 E MAIN AVE	Low Potential	Eligible	5	695600	0.322912	
25	0001-012-003	515 E MAIN AVE	N/A	Previous RZ Project	0	192900	0.261634	
25	0001-012-000	501 E MAIN AVE	N/A	Previous RZ Project	0	1325600	N/A	
25	0001-012-001	521 E MAIN AVE	N/A	Previous RZ Project	0	2041200	N/A	
01A	0001-013-001	500 E FRONT AVE	N/A	Government Exempt	0	-1772800	0.072745	
01B	0015-016-045	110 E A AVE	Low Potential	Eligible	7	75000	0.211002	
01B	0015-016-050	102 E A AVE	Low Potential	Eligible	7	68700	0.200143	
01B	0015-016-055	509 N 1ST ST	Low Potential	Eligible	5	87300	0.17199	
01B	0015-016-060	515 N 1ST ST	Low Potential	Eligible	7	46300	0.26465	
01B	0015-016-065	519 N 1ST ST	Low Potential	Eligible	5	98000	0.154611	
01B	0015-016-070	523 N 1ST ST	N/A	Previous RZ Project	0	0	0.154015	



RZ Block	Parcel ID	Address	Potential	Eligibility	Score	Change in Building Value 03-15	Ratio of Building to Land Values	Vacant
01C	0001-016-001	717 E MAIN AVE	Low Potential	Eligible	4	1392600	0.227938	
01C	0115-004-300	815 E MAIN AVE	Low Potential	Eligible	6	284900	0.492479	
02A	0001-049-005	207 E FRONT AVE	N/A	Removed from RZ	0	2578400	N/A	
02A	0001-049-015	215 S 2ND ST	N/A	Removed from RZ	0	9800	3.998141	
02A	0001-049-030	218 S 3RD ST	N/A	Removed from RZ	0	807000	N/A	
02B	0001-058-312	100 W BROADWAY AVE 312	N/A	Previous RZ Project	0	N/A	N/A	
02B	0001-058-313	100 W BROADWAY AVE 313	N/A	Previous RZ Project	0	N/A	N/A	
02B	0001-058-314	100 W BROADWAY AVE 314	N/A	Previous RZ Project	0	N/A	N/A	
02B	0001-058-100	100 W BROADWAY AVE 100	N/A	Previous RZ Project	0	5274600	N/A	
02B	0001-058-200	100 W BROADWAY AVE 200	N/A	Previous RZ Project	0	5074900	N/A	
02B	0001-058-301	100 W BROADWAY AVE 301	N/A	Previous RZ Project	0	N/A	N/A	
02B	0001-058-302	100 W BROADWAY AVE 302	N/A	Previous RZ Project	0	N/A	N/A	
02B	0001-058-303	100 W BROADWAY AVE 303	N/A	Previous RZ Project	0	N/A	N/A	
02B	0001-058-304	100 W BROADWAY AVE 304	N/A	Previous RZ Project	0	N/A	N/A	
02B	0001-058-305	100 W BROADWAY AVE 305	N/A	Previous RZ Project	0	N/A	N/A	
02B	0001-058-306	100 W BROADWAY AVE 306	N/A	Previous RZ Project	0	N/A	N/A	
02B	0001-058-307	100 W BROADWAY AVE 307	N/A	Previous RZ Project	0	N/A	N/A	
02B	0001-058-308	100 W BROADWAY AVE 308	N/A	Previous RZ Project	0	N/A	N/A	
02B	0001-058-309	100 W BROADWAY AVE 309	N/A	Previous RZ Project	0	N/A	N/A	
02B	0001-058-310	100 W BROADWAY AVE 310	N/A	Previous RZ Project	0	N/A	N/A	
02B	0001-058-311	100 W BROADWAY AVE 311	N/A	Previous RZ Project	0	N/A	N/A	
02B	0001-058-316	100 W BROADWAY AVE 316	N/A	Previous RZ Project	0	N/A	N/A	
02B	0001-058-318	100 W BROADWAY AVE 318	N/A	Previous RZ Project	0	N/A	N/A	
02B	0001-058-320	100 W BROADWAY AVE 320	N/A	Previous RZ Project	0	N/A	N/A	
03A	0001-069-001	615 E SWEET AVE	N/A	Government Exempt	0	N/A	N/A	
03A	0600-005-001	601 E SWEET AVE	N/A	Government Exempt	0	N/A	N/A	
03B	0001-068-030	514 E BROADWAY AVE	Low Potential	Eligible	7	100100	0.356865	
03B	0001-068-020	204 N 6TH ST	N/A	Government Exempt	0	0	N/A	

RZ Block	Parcel ID	Address	Potential	Eligibility	Score	Change in Building Value 03-15	Ratio of Building to Land Values	Vacant
03B	0001-068-025	202 N 6TH ST	N/A	Government Exempt	0	-2700	N/A	
03B	0001-068-035	500 E BROADWAY AVE	N/A	Non-Profit Exempt	0	0	4.448203	
03B	0001-068-045	221 N 5TH ST	N/A	Government Exempt	0	0	N/A	
04A	0001-039-001	707 E FRONT AVE	N/A	Removed from RZ	0	4038800	N/A	
04B	0001-042-005	700 E MAIN AVE	Top Potential	In Development Plan	12	N/A	N/A	Y
04B	0001-040-025	802 E MAIN AVE	Medium Potential	Eligible	9	N/A	N/A	Y
04B	0001-040-030	111 N 8TH ST	Medium Potential	Eligible	10	53200	0.240175	
04B	0001-040-001	825 E BROADWAY AVE	Low Potential	Eligible	6	278200	0.522637	
04B	0001-040-005	818 E MAIN AVE	Low Potential	Eligible	3	1126800	0.148222	
04B	0001-040-020	804 E MAIN AVE	High Potential	Eligible	11	70200	0.485528	
04B	0001-042-001	715 E BROADWAY AVE	N/A	Previous RZ Project	0	2143000	N/A	
05A	0001-037-001	819 E FRONT AVE	Medium Potential	Eligible	9	146400	0.323268	
05A	0001-037-020	801 E FRONT AVE	Medium Potential	Eligible	9	138200	0.343267	
05A	0001-037-005	811 E FRONT AVE	Low Potential	Eligible	7	198000	0.236856	
05A	0001-037-025	220 S 9TH ST	N/A	Previous RZ Project	0	1316800	N/A	
06A	0005-035-035	910 E SWEET AVE	N/A	Removed from RZ	0	0	0.283871	
06A	0005-035-001	921 E FRONT AVE	N/A	Removed from RZ	0	362700	N/A	
06A	0005-035-015	907 E FRONT AVE	N/A	Removed from RZ	0	658500	N/A	
06A	0005-035-030	215 S 9TH ST	N/A	Removed from RZ	0	7100	2.586207	
06A	0005-035-040	221 S 9TH ST	N/A	Removed from RZ	0	286500	0.13089	
06A	0005-035-050	916 E SWEET AVE	N/A	Removed from RZ	0	0	0.334855	
07A	0001-063-001	302 S 3RD ST	N/A	Removed from RZ	0	-14400	0.333333	
07A	0001-063-003	312 S 3RD ST	N/A	Removed from RZ	0	269300	0.293386	
07A	0001-063-025	320 S 3RD ST	N/A	Removed from RZ	0	257600	0.268313	
07A	0001-063-030	208 E BOWEN AVE	N/A	Removed from RZ	0	378900	N/A	
07A	0001-063-035	219 E SWEET AVE	N/A	Removed from RZ	0	485400	N/A	
08A	0001-067-001	300 S 5TH ST	Medium Potential	Eligible	9	502000	0.379638	
08A	0001-067-020	405 E SWEET AVE	Medium Potential	Eligible	10	159800	0.415535	

RZ Block	Parcel ID	Address	Potential	Eligibility	Score	Change in Building Value 03-15	Ratio of Building to Land Values	Vacant
08A	0001-065-010	310 E BOWEN AVE	Low Potential	Government Exempt	6	N/A	N/A	Y
08A	0001-065-015	315 S 3RD ST	Low Potential	Eligible	4	456300	0.251365	
08A	0001-065-001	311 E SWEET AVE	N/A	Government Exempt	0	0	N/A	
08A	0001-065-020	301 S 3RD ST	N/A	Previous RZ Project	0	624100	N/A	
08A	0001-067-011	318 S 5TH ST	N/A	Previous RZ Project	0	2014500	N/A	
09A	0001-073-065	701 E SWEET AVE	Top Potential	Eligible	13	27300	0.562852	
09A	0001-073-051	311 S 7TH ST	Medium Potential	Eligible	9	234900	0.524416	
09A	0001-073-001	711 E SWEET AVE	Low Potential	Eligible	4	478300	0.20223	
09A	0001-073-010	710 E BOWEN AVE	Low Potential	Eligible	5	289900	0.309696	
09A	0001-073-035	704 E BOWEN AVE	High Potential	Eligible	11	99800	0.643331	
10A	0001-075-015	308 S 9TH ST	Top Potential	In Development Plan	13	N/A	N/A	Y
10A	0001-075-020	318 S 9TH ST	Top Potential	In Development Plan	13	N/A	N/A	Y
10A	0001-075-001	302 S 9TH ST	Top Potential	Eligible	12	55800	0.710832	
10A	0001-075-010	306 S 9TH ST	Medium Potential	In Development Plan	9	N/A	N/A	Y
10A	0001-075-050	311 S 8TH ST	Low Potential	Eligible	4	364600	0.248487	
10A	0001-075-045	800 E BOWEN AVE	High Potential	Eligible	11	135100	0.619357	
11A	0005-077-015	310 S 10TH ST	N/A	Removed from RZ	0	N/A	N/A	Y
11A	0005-077-001	300 S 10TH ST	N/A	Removed from RZ	0	0	0.06734	
11A	0005-077-005	302 S 10TH ST	N/A	Removed from RZ	0	0	0.181369	
11A	0005-077-010	306 S 10TH ST	N/A	Removed from RZ	0	0	0.127168	
11A	0005-077-020	312 S 10TH ST	N/A	Removed from RZ	0	0	0.090192	
11A	0005-077-025	314 S 10TH ST	N/A	Removed from RZ	0	0	0.570265	
11A	0005-077-030	320 S 10TH ST	N/A	Removed from RZ	0	0	0.417288	
11A	0005-077-040	323 S 9TH ST	N/A	Removed from RZ	0	0	0.40404	
11A	0005-077-045	319 S 9TH ST	N/A	Removed from RZ	0	0	0.338983	
11A	0005-077-050	315 S 9TH ST	N/A	Removed from RZ	0	0	0.252005	
11A	0005-077-055	313 S 9TH ST	N/A	Removed from RZ	0	0	0.183848	
11A	0005-077-065	907 E SWEET AVE	N/A	Removed from RZ	0	0	0.144144	

RZ Block	Parcel ID	Address	Potential	Eligibility	Score	Change in Building Value 03-15	Ratio of Building to Land Values	Vacant
11A	0005-077-070	901 E SWEET AVE	N/A	Removed from RZ	0	0	0.109439	
11A	0005-077-075	309 S 9TH ST	N/A	Removed from RZ	0	0	0.227273	
11A	0005-077-080	909 E SWEET AVE	N/A	Removed from RZ	0	0	0.175824	
11A	0005-077-085	911 E SWEET AVE	N/A	Removed from RZ	0	0	0.106525	
12A	0005-000-525	925 E MAIN AVE	Medium Potential	Eligible	9	129400	0.484988	
12A	0280-009-073	1019 E MAIN AVE	Medium Potential	Eligible	10	60700	0.846058	
12A	0280-009-085	1103 E MAIN AVE	Low Potential	Government Exempt	6	N/A	N/A	Y
12A	0005-000-501	917 E MAIN AVE	Low Potential	Eligible	4	254700	0.191205	
12A	0005-000-515	919 E MAIN AVE	Low Potential	Eligible	3	369800	0.127637	
12A	0005-024-001	1131 E MAIN AVE	Low Potential	Eligible	4	168800	0.118721	
12A	0115-004-400	901 E MAIN AVE	Low Potential	Eligible	2	722700	0.11912	
12A	0115-004-405	1011 E MAIN AVE	Low Potential	Eligible	4	434000	0.279917	
12A	0115-004-450	1105 E MAIN AVE	Low Potential	Eligible	7	154300	0.300231	
12A	0115-004-475	1125 E MAIN AVE	Low Potential	Eligible	7	47100	0.258191	
13A	0010-000-100	1317 E MAIN AVE	High Potential	Eligible	11	71800	0.439044	
13A	0105-011-010	1815 E MAIN AVE	Medium Potential	Eligible	9	N/A	10.038961	Y
13A	0115-003-001	1401 E MAIN AVE	Medium Potential	Eligible	9	196500	0.353911	
13A	0115-003-002	1421 E MAIN AVE	Medium Potential	Eligible	9	183000	0.312907	
13A	0105-001-001	1625 E MAIN AVE	Low Potential	Eligible	6	N/A	N/A	Y
13A	0010-000-001	1207 E MAIN AVE	Low Potential	Eligible	2	1342600	0.099924	
13A	0105-001-020	1603 E MAIN AVE	Low Potential	Eligible	6	639300	0.233198	
13A	0105-010-001	1701 E MAIN AVE	Low Potential	Eligible	6	171300	0.413673	
13A	0105-011-015	1801 E MAIN AVE	Low Potential	Eligible	7	117400	0.159143	
13A	0105-020-010	1833 E MAIN AVE	Low Potential	Eligible	2	351900	0.056674	
13A	0115-003-003	1505 E MAIN AVE	Low Potential	Eligible	6	179700	0.360217	
14A	0001-059-025	317 S MANDAN ST	Low Potential	Eligible	7	95700	0.394313	
14A	0001-059-001	300 S 1ST ST	N/A	Previous RZ Project	0	1448000	0.174033	
14A	0001-059-030	309 S MANDAN ST	N/A	Previous RZ Project	0	325400	0.290412	

RZ Block	Parcel ID	Address	Potential	Eligibility	Score	Change in Building Value 03-15	Ratio of Building to Land Values	Vacant
14A	0001-059-020	122 W BOWEN AVE	High Potential	Eligible	11	58300	0.363636	
14A	0001-059-040	301 S MANDAN ST	High Potential	Eligible	11	37800	0.563003	
15A	0001-051-040	100 E SWEET AVE	Top Potential	Eligible	12	38300	0.547486	
15A	0001-051-045	210 S 2ND ST	High Potential	Eligible	11	93700	0.868281	
15A	0001-051-030	215 S 1ST ST	Medium Potential	Eligible	10	15500	1.2	
15A	0001-051-035	217 S 1ST ST	Medium Potential	Eligible	10	9100	2.068966	
15A	0001-051-003	121 E FRONT AVE	Low Potential	Eligible	3	421900	0.172632	
15A	0001-051-025	101 E FRONT AVE	Low Potential	Eligible	3	379300	0.182462	

# Renaissance Zone Program

State ID	Applicant	Street Address	Project Type	Status	State Approval	Proposed Investment	Completion Date	Actual Investment	Jobs Created
001-B	George T. Duemeland Revocable Trust	301 East Thayer Avenue	Purchase w/ Major	Completed	1/2/03	\$44,366	12/1/03	\$66,397	0.00
002-B	Dakota Building Partnership	501 East Main Avenue	Purchase - Land	Completed	2/26/03	\$300,000	1/31/07	\$284,195	0.00
003-B	Civic Square Development LLC	521 East Main Avenue	Purchase w/ Major	Completed	4/21/03	\$600,000	12/31/07	\$618,111	0.00
004-B	Duemelands Commercial LLLP	301 East Thayer Avenue	Lease	Completed	9/25/03	N/A	12/1/03	N/A	2.00
005-B	John & Barbara Grinsteiner	200 North Mandan Street	Purchase	Completed	10/16/03	\$5,000	10/17/03	N/A	2.00
006-B	Woodmansee's	114 North 4th Street	Historic Rehabilitation	Completed	11/21/03	\$125,000	1/26/05	\$129,333	1.00
007-B	Bertsch Properties LLC	207 East Front Avenue	Rehabilitation	Completed	12/3/03	\$601,600	1/19/05	\$734,707	0.00
008-B	Northland Financial	207 East Front Avenue	Lease	Completed	12/3/03	N/A	9/16/04	N/A	14.25
009-B	Bertsch Properties LLC	218 South 3rd Street	Rehabilitation	Completed	12/3/03	\$329,150	1/20/05	\$378,013	20.00
010-B	Lee Enterprises Inc.	707 East Front Avenue	Rehabilitation	Completed	12/29/03	\$2,256,624	10/26/05	\$2,400,776	7.50
011-B	PJCM Partners, LLP	901/907 East Front Avenue	Rehabilitation	Completed	3/29/04	\$298,840	6/30/05	\$409,846	3.00
012-B	Mark Gartner	302 East Thayer Avenue	Rehabilitation	Completed	6/4/04	\$85,000	12/6/05	\$103,455	2.50
013-B	AW Enterprises	216 North 2nd Street	Rehabilitation	Completed	8/18/04	\$208,814	6/22/05	\$263,473	1.00
014-B	Daryl Rosenau & Clarence Saylor	225 West Broadway Avenue	Purchase	Completed	2/16/05	\$69,550	12/26/07	\$70,002	0.00
015-B	J & L Development, Inc.	324 North 3rd Street	Rehabilitation	Completed	2/16/05	\$750,000	9/15/06	\$698,396	6.00
016-B	Pirogue Grille, Inc.	121 North 4th Street	Lease	Completed	3/22/05	\$128,000	8/24/05	N/A	8.00
017-B	Zorells Jewelry Inc.	221 South 9th Street	New Construction	Completed	3/22/05	\$200,000	7/30/05	\$191,898	6.00
018-B	Petals and More	122 East Rosser	Rehabilitation	Withdrawn	9/21/05	\$64,675	N/A	N/A	N/A
019-B	CCC Properties, LLLP	310 South 5th Street	Purchase	Completed	9/21/05	\$168,000	7/1/06	\$298,372	0.00
020-B	American Bank Center	320 North 4th Street	Rehabilitation	Completed	10/4/05	\$3,100,000	8/1/09	\$2,301,478	10.00
021-B	Foot Care Associates PC	310 South 5th Street	Lease	Completed	2/3/05	N/A	4/1/06	N/A	3.50
022-B	Dentyne, Inc. (Bakke & Roller)	310 South 5th Street	Lease	Completed	2/3/05	N/A	3/13/06	N/A	12.00
023-B	Duemelands Properties, LLLP	302 South 3rd Street	Purchase	Completed	2/16/06	\$190,900	12/1/06	\$227,295	0.00
024-B	Duemelands Properties, LLLP	312 South 3rd Street	New Construction	Completed	2/16/06	\$215,223	12/1/06	\$233,855	0.00
025-B	Makoché Media, LLC	208 North 4th Street	Purchase	Completed	2/16/06	\$71,612	12/27/07	\$91,672	0.00
026-B	River Q, LLC	312 South 3rd Street	Lease	Completed	5/5/06	N/A	12/4/06	N/A	21.00
027-B	Gem Group LLC	412 East Main Avenue	Rehabilitation	Completed	5/30/06	\$40,000	10/20/06	\$50,292	0.00
028-B	Heartland Mortgage Company	412 East Main Avenue	Lease	Completed	5/30/06	N/A	7/1/06	N/A	4.00
029-B	Bismarck MSA dba Verizon Wireless	302 South 3rd Street	Lease	Completed	8/2/06	\$100,000	9/14/06	N/A	6.00
030-B	Main Avenue Properties, LLC	122 East Main Avenue	New Construction	Completed	12/5/06	\$3,020,590	12/17/07	\$2,370,152	0.00
031-B	Dakota Office Building, LLC	300 North 4th Street	Purchase	Completed	2/20/07	\$250,000	1/30/08	\$407,003	0.00
032-B	American Legal Services PC	521 East Main Avenue	Lease	Completed	4/19/07	N/A	8/1/07	N/A	5.00
033-B	Internet Design & Consulting	521 East Main Avenue	Lease	Completed	4/24/07	N/A	8/1/07	N/A	1.00
034-B	Larson Latham Heutle LLP	521 East Main Avenue	Lease	Completed	6/8/07	N/A	7/1/07	N/A	9.00
035-B	Retirement Consulting LLC	521 East Main Avenue	Lease	Completed	6/8/07	N/A	7/1/07	N/A	2.00
036-B	Jason Kirchmeier & Associates	501 East Main Avenue	Lease	Completed	7/11/07	N/A	8/1/07	N/A	1.00
037-B	Roger Koski & Associates	501 East Main Avenue	Lease	Completed	7/11/07	N/A	8/1/07	N/A	1.00
038-B	Melvie Financial Planning	501 East Main Avenue	Lease	Completed	7/11/07	N/A	8/1/07	N/A	2.00
039-B	Westgard Financial Services	501 East Main Avenue	Lease	Completed	7/11/07	N/A	8/1/07	N/A	1.00
040-B	Rainmaker Gusto Ventures, LLC	116 North 5th Street	Purchase w/ Major	Completed	10/30/07	\$137,500	5/21/08	\$142,050	4.00
041-B	The Rainmaker Group, Inc.	116 North 5th Street	Lease	Completed	12/27/07	N/A	6/12/08	N/A	4.00
042-B	Capital Holdings, LLC	402 East Main Street	Rehabilitation	Withdrawn	12/27/07	N/A	N/A	N/A	N/A
043-B	Kinselco, Inc.	403 East Main Street	Lease	Withdrawn	12/27/07	N/A	N/A	N/A	N/A
044-B	Rick & Theresa Keimele	413 East Broadway Avenue	Rehabilitation	Completed	1/11/08	\$136,836	10/1/08	\$176,955	1.00

# Renaissance Zone Program

State ID	Applicant	Street Address	Project Type	Status	State Approval	Proposed Investment	Completion Date	Actual Investment	Jobs Created
045-B	Centennial Plaza, LLC	116 North 4th Street	Purchase	Completed	1/22/08	\$238,000	1/29/09	\$167,894	0.00
046-B	Westley's Inc.	423 East Broadway Avenue	Lease	Completed	3/19/08	N/A	7/14/08	N/A	1.00
047-B	Depot Associates	401 East Main Avenue	Rehabilitation	Completed	5/28/08	\$200,000	7/1/09	\$243,344	0.00
048-B	FV Restaurant, Inc.	401/411 East Main Avenue	Lease	Completed	5/28/08	N/A	6/27/08	N/A	3.00
049-B	T. Casey Cashman	523 North 1st Street	Rehabilitation	Completed	6/12/08	\$25,000	12/15/08	\$23,375	0.00
050-B	Starion Financial	333 North 4th Street	Rehabilitation	Completed	6/12/08	\$2,500,000	12/1/09	\$3,193,260	25.00
051-B	David Bliss, LLC	521 East Main Avenue	Lease	Withdrawn	7/11/07	\$99,000	N/A	N/A	N/A
052-B	Mark Benesh & Associates/Prudential	521 East Main Avenue	Lease	Completed	11/4/08	N/A	4/1/09	N/A	2.00
053-B	CIG Investments, LLP	408 East Main Avenue	Rehabilitation	Completed	4/21/09	\$258,720	10/21/09	\$199,620	0.00
054-B	RC Properties, LLLP	800 East Sweet Avenue	Rehab/New Const.	Completed	6/3/09	\$2,145,500	1/20/11	\$1,335,670	0.00
055-B	Blarney Stone Pub, LLC	408 East Main Avenue	Lease	Completed	7/7/09	N/A	10/1/09	N/A	46.00
056-B	Cavalier Homes, Inc.	408 East Main Avenue	Lease	Completed	7/7/09	N/A	10/15/09	N/A	3.00
057-B	Jim Poolman Consulting, Inc.	408 East Main Avenue	Lease	Completed	7/7/09	N/A	9/5/09	N/A	1.00
058-B	TFRE, LLC	120/124 North 4th Street	Purchase w/ Major	Completed	6/25/09	\$245,284	11/1/10	\$246,603	0.00
059-B	SPGMC, LLC/Boardwalk on Broadway, LLC	100 West Broadway Avenue	Rehabilitation	Withdrawn	9/17/09	\$706,964	N/A	N/A	N/A
060-B	SRSSM Partnership	122 East Broadway Avenue	Purchase w/ Major	Completed	11/25/09	\$727,000	6/17/10	\$620,109	0.00
061-B	Sheldon A. Smith, P.C.	123 East Broadway Avenue	Lease	Completed	12/3/09	N/A	6/21/10	N/A	1.50
062-B	Randall J. Bakke, P.C.	124 East Broadway Avenue	Lease	Completed	12/3/09	N/A	6/21/10	N/A	1.00
063-B	Scott K. Porsborg, P.C.	125 East Broadway Avenue	Lease	Completed	12/3/09	N/A	6/21/10	N/A	1.00
064-B	Mitchell D. Armstrong, P.C.	126 East Broadway Avenue	Lease	Completed	12/3/09	N/A	6/21/10	N/A	0.50
065-B	Suzanne M. Schweigert, P.C.	122 East Broadway Avenue	Lease	Completed	12/3/09	N/A	7/1/10	N/A	1.00
066-B	Kranzler Kingsley Communications, LTD	501 East Main Avenue	Lease	Completed	1/10/10	\$180,000	7/16/10	\$295,896	4.00
067-B	IRET Properties, LP	715 East Broadway Avenue	Rehabilitation	Completed	1/10/10	\$1,136,650	9/8/10	\$837,783	0.00
068-B	J & J Smith Property Management, LLC	115 North 4th Street	Purchase w/ Major	Completed	2/12/10	\$120,000	10/25/10	\$161,746	0.00
069-B	Jimmy John's	301 South 3rd Street	Lease	Completed	3/2/10	\$75,000	7/13/10	\$140,000	14.00
070-B	J2 Studio Architecture + Design	521 East Main Avenue	Lease	Completed	3/2/10	N/A	3/11/10	N/A	1.00
071-B	JS Bridal, LLC	115 North 4th Street	Lease	Completed	7/2/10	N/A	11/1/10	N/A	4.00
072-B	Toasted Frog West, LLC	124 North 4th Street	Lease	Completed	11/10/10	N/A	12/1/10	N/A	10.00
073-B	A.L. Brend, DDS	207 East Front Avenue	Lease	Completed	11/10/10	\$300,000	10/24/11	N/A	8.00
074-B	Magi-Touch Carpet & Furniture, Inc	800 East Sweet Avenue	Lease	Completed	11/10/10	N/A	2/1/11	N/A	3.00
075-B	American Bank Center	401 North 4th Street	New Construction	Completed	11/10/10	\$3,500,00	10/15/12	\$3,046,296	10.00
076-B	Spaces, Inc.	122 East Main Avenue	Lease	Completed	2/7/11	\$60,000	2/21/11	N/A	3.50
077-B	Aimee C. Reidy	306 South 10th Street	Rehabilitation	Completed	4/17/11	\$20,000	8/24/11	\$45,433	0.00
078-B	Loran L Galpin	123 North 4th Street	Purchase w/ Major	Withdrawn	5/16/11	\$1,100,000	N/A	N/A	N/A
079-B	Sheridan House Bed & Breakfast	522 North 5th Street	Purchase w/ Major	Withdrawn	6/20/11	\$300,000	N/A	N/A	N/A
080-B	Pine Properties, LLC	100 West Broadway Avenue	New Construction	Completed	8/10/11	\$27,000,000	2/1/15	\$23,947,483	0.00
081-B	Gulch II, LLC (fka HST, LLC)	506/510 East Main Avenue	Rehabilitation	Completed	8/10/11	\$3,100,000	1/15/14	\$3,535,146	0.00
082-B	Daymarck, LLC	521 East Main Avenue	Lease	Completed	8/10/11	N/A	11/7/13	N/A	4.00
083-B	JLB-BIS, Inc.	217 North 3rd Street	Rehabilitation	Completed	3/12/12	\$350,000	11/15/12	N/A	25.00
084-B	Broadway Centre, LLC	100 West Broadway	Lease	Completed	3/12/12	N/A	7/31/14	N/A	35.00
085-B	Pine Properties, LLC	100 West Broadway	Lease	Completed	5/14/12	N/A	7/31/14	N/A	1.00
086-B	Pine Investment Compay, LLC	100 West Broadway	Lease	Completed	5/14/12	N/A	7/31/14	N/A	1.00
087-B	Pine Enterprises, LLC	100 West Broadway	Lease	Completed	5/14/12	N/A	7/31/14	N/A	1.00
088-B	Pine Petroleum, Inc.	100 West Broadway	Lease	Completed	5/14/12	N/A	7/31/14	N/A	1.00

## Renaissance Zone Program

State ID	Applicant	Street Address	Project Type	Status	State Approval	Proposed Investment	Completion Date	Actual Investment	Jobs Created
089-B	Pine Oil Company	100 West Broadway	Lease	Completed	5/14/12	N/A	7/31/14	N/A	1.00
090-B	Kenneth Clark and Dave Clark	106 East Thayer Avenue	Rehabilitation	Completed	7/26/12	\$89,000	2/7/13	\$95,402	0.00
091-B	Bread Poets Baking Company, LLC	106 East Thayer Avenue	Lease	Completed	7/26/12	N/A	2/7/13	N/A	1.00
092-B	Obermiller Nelson Engineering	116 North 5th Street	Lease	Completed	8/29/12	N/A	9/1/12	N/A	3.00
093-B	LBMA BMK (dba Drunken Noodle)	510 East Main Avenue	Lease	Withdrawn	N/A	N/A	N/A	N/A	N/A
094-B	Redland, LLC	401 East Broadway Avenue	Rehabilitation	Approved	12/21/12	\$1,400,000	Pending	Pending	Pending
095-B	Hump Back Sally's, LLC	510 East Main Avenue	Lease	Completed	1/9/13	N/A	1/1/15	N/A	10.00
096-B	Faass Lavida, LLC	510 East Main Avenue	Lease	Completed	2/21/13	N/A	9/1/13	N/A	10.00
097-B	J&G, Inc dba Red Wing Shoes	529 East Broadway Avenue	Lease	Completed	6/27/13	N/A	10/1/13	\$73,514	2.00
098-B	Skjonsby Unlimited, Inc.	222 West Broadway Avenue	Rehabilitation	Completed	6/27/13	\$72,421	12/20/13	\$93,607	0.00
099-B	Arikota, LP	306 South 1st Street	New Construction	Approved	9/18/13	\$3,000,000	Pending	Pending	Pending
100-B	Langan Engineering & Environmental	401 East Broadway Avenue	Lease	Completed	1/14/14	\$55,000	5/16/14	N/A	2.00
101-B	Kadlec Enterprises, LLC	307 North 3rd Street	Rehabilitation	Completed	9/25/13	\$490,051	6/14/14	\$412,637	0.00
102-B	Fireflour, LLC	111 North 5th Street	Lease	Completed	9/25/13	\$28,500	10/23/13	\$35,814	1.00
103-B	Norma Apartments, LLP	215 North 3rd Street	Rehabilitation	Completed	11/15/13	\$704,226	10/22/14	\$859,156	0.00
104-B	CC's Physical Therapy, LLC	100 West Broadway Avenue	Lease	Completed	4/2/14	\$300,000	12/10/14	N/A	5.00
105-B	Pure Skin, LLC	100 West Broadway Avenue	Lease	Completed	5/29/14	\$248,000	12/12/04	N/A	3.00
106-B	Broadway Centre Salon & Spa, Inc.	100 West Broadway Avenue	Lease	Completed	5/29/14	\$558,403	12/4/14	N/A	15.00
107-B	Lucky Ducks ND, LLC	307 North 3rd Street	Lease	Completed	5/28/14	N/A	6/15/14	N/A	30.00
108-B	George Yineman dba Bismarck Realty Co.	113 South 5th Street	Lease	Completed	11/6/14	\$17,100	1/1/15	\$20,365	1.00
109-B	William F. Cleary	100 West Broadway Avenue	Primary Residential	Completed	12/15/14	N/A	12/17/14	N/A	0.00
110-B	Gulch Holdings II, LLC	514 East Main Avenue	Purchase w/ Major	Completed	3/8/15	\$246,035	8/22/14	\$258,513	0.00
111-B	Juniper, LLC	315 East Broadway Avenue	Lease	Approved	3/27/15	N/A	Pending	Pending	Pending
112-B	Terra Nomad, LLC	514 East Main Avenue	Lease	Completed	4/20/15	\$28,000	6/30/15	N/A	0.00
113-B	Leon 'Curly' Schoch	100 West Broadway Avenue	Primary Residential	Completed	6/3/15	N/A	6/10/15	N/A	0.00
114-B	The Barber's Wife, LLC	116 North 5th Street	Lease	Completed	7/20/15	\$25,000	7/23/15	N/A	2.00
115-B	Rick and Lori Lee	100 West Broadway Avenue	Primary Residential	Completed	6/30/15	N/A	7/1/15	N/A	0.00
116-B	Kevin D. Reisenauer	100 West Broadway Avenue	Primary Residential	Completed	8/11/15	N/A	8/11/15	N/A	0.00
117-B	100 West Main, LP	100 West Main Avenue	New Construction	Approved	11/23/15	\$5,206,732	Pending	Pending	Pending
118-B	Glasser Images, LLC	510 East Main Avenue	Lease	Approved	4/25/16	\$140,000	Pending	Pending	Pending
119-B	River Road Partners, LLC	212 East Main Avenue	Purchase w/ Major	Approved	2/11/16	\$100,000	Pending	Pending	Pending
120-B	The Starving Rooster, LLC	512 East Main Avenue	Lease	Approved	Pending	\$600,000	Pending	Pending	Pending
					<b>Total</b>	<b>\$67,692,866</b>		<b>\$52,536,392</b>	<b>458.25</b>



**CORE Incentive Grant Program**

CORE Project	Applicant	Street Address	Project Type	Status	RZA	Hearing	Commission Hearing	Total Project Cost	Approved Grant Amount	Completion Date	Total Payments To Date
01-07	Red Wing Shoes	529 East Broadway Avenue	Signage	Disbursed		5/14/2007	5/22/2007	\$8,199.34	\$3,000.00	11/19/2007	\$3,000.00
02-07	LeRoy Walker	118 North 5th Street	Subsurface Infill	Disbursed		5/14/2007	5/22/2007	\$3,300.00	\$2,800.00	5/30/2007	\$2,800.00
03-07	LeRoy Walker	118 North 5th Street	Technical Assistance	Disbursed		7/17/2007	8/14/2007	\$1,015.00	\$1,575.00	9/17/2007	\$771.38
04-07	Janet Pinks	207 East Avenue B	Housing Incentive	Disbursed		3/11/2009	3/24/2009	\$90,487.14	\$13,657.83	2/28/2009	\$13,657.83
04-07	Janet Pinks	207 East Avenue B	Housing Incentive	Disbursed		7/17/2007	8/14/2007	\$23,874.00	\$5,000.00	1/29/2008	\$4,439.60
04-07	Janet Pinks	207 East Avenue B	Technical Assistance	Disbursed		7/17/2007	8/14/2007	\$2,100.00	\$1,575.00	1/29/2008	\$1,055.62
05-07	Kevin Horneman	408 East Main Avenue	Technical Assistance	Disbursed		7/17/2007	8/14/2007	\$2,100.00	\$1,575.00	1/23/2008	\$1,575.00
06-07	Kevin Horneman	410 East Main Avenue	Technical Assistance	Disbursed		7/17/2007	8/14/2007	\$2,100.00	\$1,575.00	1/23/2008	\$1,575.00
07-07	Greg Bavendick	301 East Broadway Avenue	Technical Assistance	Withdrawn		8/27/2007	9/11/2007	N/A	\$1,575.00	N/A	N/A
08-07	Pride Wilton Inc.	112 North 5th Street	Façade	Disbursed		8/27/2007	9/11/2007	\$44,197.00	\$22,098.50	11/29/2007	\$22,098.50
09-07	Brady, Martz & Associates, PC	207 East Broadway Avenue	Signage	Disbursed		8/27/2007	9/11/2007	\$6,112.00	\$3,056.00	3/5/2008	\$3,056.00
10-07	LeRoy Walker	118 North 5th Street	Façade	Disbursed		8/27/2007	9/11/2007	\$21,664.27	\$12,500.00	6/17/2008	\$10,832.14
11-07	Kevin Horneman	408 East Main Avenue	Façade	Disbursed		8/27/2007	9/11/2007	\$50,405.00	\$25,000.00	9/17/2008	\$25,000.00
12-07	Michael Woods	410 East Main Avenue	Façade	Disbursed		8/27/2007	9/11/2007	\$71,500.00	\$25,000.00	12/22/2008	\$25,000.00
13-07	Rainmaker Gusto Ventures, LLC	116 North 5th Street	Housing Incentive	Disbursed		8/27/2007	9/11/2007	\$57,154.54	\$12,700.00	1/20/2009	\$11,430.91
14-08	Turitto's Dry Cleaners	1131 East Main Avenue	Façade	Disbursed		4/18/2008	5/13/2008	\$5,256.00	\$2,628.00	10/1/2008	\$2,628.00
15-08	Magic Photo Art	120 North 5th Street	Signage	Disbursed		5/12/2008	5/27/2008	\$5,170.15	\$2,735.08	9/30/2008	\$2,735.08
16-08	Fowler Photography	120 North 5th Street	Signage	Disbursed		5/12/2008	5/27/2008	\$1,344.02	\$672.01	7/30/2008	\$672.01
17-08	Mr. Delicious/Aaron Bank	307 North 3rd Street	Signage	Disbursed		6/23/2008	7/8/2008	\$10,415.00	\$3,000.00	1/30/2009	\$3,000.00
18-08	Rainmaker Gusto Ventures, LLC	116 North 5th Street	Technical Assistance	Withdrawn		6/23/2008	7/22/2008	N/A	N/A	N/A	N/A
19-08	Robert Knutson Photography	405 East Sweet Avenue	Technical Assistance	Disbursed		7/9/2008	7/22/2008	\$2,310.00	\$1,575.00	12/17/2008	\$1,575.00
20-08	The Window & Door Store	410 East Main Avenue	Signage	Disbursed		8/13/2008	8/27/2008	\$6,742.34	\$3,000.00	12/22/2008	\$3,000.00
21-08	Tyre Mart	704 East Bowen Avenue	Signage	Disbursed		9/10/2008	9/23/2008	\$6,099.16	\$3,000.00	10/9/2008	\$3,000.00
22-08	Robert Knutson Photography	405 East Sweet Avenue	Façade	Withdrawn		11/12/2008	11/25/2008	N/A	\$25,000.00	N/A	N/A
24-08	ACI/ND Bankers Association	122 East Main Avenue	Signage	Withdrawn		11/12/2008	11/25/2008	N/A	\$3,000.00	N/A	N/A
25-09	Magi-Touch Carpet & Furniture Inc.	800 East Sweet Avenue	Technical Assistance	Disbursed		2/11/2009	2/24/2009	\$4,200.00	\$1,575.00	9/22/2009	\$1,575.00
26-09	Gosset Enterprises/Taco John's	320 South 3rd Street	Façade	Disbursed		2/11/2009	3/24/2009	\$51,923.53	\$25,000.00	8/20/2009	\$25,000.00
27-09	Gosset Enterprises/Taco John's	320 South 3rd Street	Signage	Disbursed		2/11/2009	3/24/2009	\$8,840.00	\$3,000.00	8/20/2009	\$3,000.00
28-09	Rolf Eggers	214 & 216 East Main Avenue	Façade	Disbursed		2/11/2009	3/24/2009	\$7,150.00	\$3,575.00	6/16/2009	\$3,575.00
29-09	ADLOC Inc./Warren's Locks & Keys	214 East Main Avenue	Signage	Disbursed		2/11/2009	3/24/2009	\$1,215.00	\$607.50	5/4/2009	\$532.50
30-09	A&B Pizza South	311 South 7th Street	Technical Assistance	Withdrawn		4/8/2009	4/28/2009	N/A	\$1,575.00	N/A	N/A
31-09	Broadway Floral of Hearts	411 East Broadway Avenue	Signage	Disbursed		5/13/2009	5/26/2009	\$4,845.49	\$2,422.95	7/9/2009	\$2,422.95
32-09	Magi-Touch Carpet & Furniture, Inc.	800 East Sweet Avenue	Façade	Disbursed		5/13/2009	5/26/2009	\$347,150.00	\$25,000.00	7/20/2011	\$25,000.00
33-09	DoCo Group	114 North 3rd Street	Technical Assistance	Withdrawn		7/8/2009	N/A	N/A	N/A	N/A	N/A
34-09	Starion Financial	333 North 4th Street	Signage	Disbursed		10/14/2009	10/27/2009	\$10,860.00	\$3,000.00	12/28/2009	\$3,000.00
35-09	SRSSM Partnership	122 East Broadway	Façade	Disbursed		11/12/2009	11/24/2009	\$72,238.00	\$20,000.00	7/13/2010	\$20,000.00
36-09	SRSSM Partnership	122 East Broadway	Signage	Disbursed		11/12/2009	11/24/2009	\$6,537.00	\$3,000.00	7/13/2010	\$3,000.00
37-10	J & J Property Management	115 North 4th Street	Technical Assistance	Disbursed		1/13/2010	1/26/2010	\$1,715.00	\$1,575.00	7/1/2010	\$1,286.25
38-10	Hedahls Inc.	100 East Broadway Avenue	Signage	Disbursed		1/13/2010	1/26/2010	\$7,800.00	\$3,000.00	4/29/2010	\$3,000.00
39-13	Redland, LLC	123 North 4th Street	Subsurface Infill	Disbursed		12/18/2012	1/8/2013	\$196,262.00	\$196,262.00	9/30/2013	\$203,232.25
40-13	Woodmansee's Inc.	114 North 4th Street	Signage	Disbursed		12/18/2012	1/8/2013	\$6,150.00	\$3,000.00	4/1/2011	\$3,000.00
41-13	Blink Eyewear	234 West Broadway Avenue	Façade	Disbursed		1/15/2013	1/22/2013	\$21,521.00	\$10,760.50	5/2/2013	\$10,760.50
42-13	Blink Eyewear	234 West Broadway Avenue	Signage	Disbursed		1/15/2013	1/22/2013	\$6,000.00	\$3,000.00	5/2/2013	\$3,000.00
43-13	ELAD, LLC	119 North 4th Street	Technical Assistance	Disbursed		1/19/2013	2/26/2013	\$3,300.00	\$2,475.00	7/26/2013	\$2,475.00
44-13	Laughing Sun Brewery	107 North 5th Street	Signage	Disbursed		2/19/2013	2/26/2013	\$6,600.00	\$3,000.00	4/26/2013	\$3,000.00
45-13	NodMor, LLC	317/319 South Mandan Street	Technical Assistance	Approved		3/19/2013	3/26/2013		\$8,250.00		
46-13	One Source Lighting, LLC	122 North Mandan Street	Technical Assistance	Disbursed		4/17/2013	4/23/2013	\$1,900.00	\$2,475.00	12/10/2013	\$1,475.00
47-13	Kadlec Enterprises, LLC	307 North 3rd Street	Technical Assistance	Disbursed		8/20/2013	8/27/2013	\$7,611.25	\$2,475.00	9/4/2013	\$2,475.00
48-13	InVision Properties, LLP	815 East Main Avenue	Façade	Disbursed		11/19/2013	11/26/2013	\$123,721.35	\$25,000.00	9/1/2013	\$25,000.00
48-13	InVision Properties, LLP	815 East Main Avenue	Signage	Disbursed		11/19/2013	11/26/2013	\$10,459.82	\$3,000.00	9/1/2013	\$3,000.00
49-14	Pressdough of Bismarck, LLC	304 East Front Avenue	Technical Assistance	Disbursed		1/22/2014	1/28/2014	\$4,200.00	\$2,475.00	3/6/2014	\$2,475.00
50-14	Laughing Sun Brewing Company, LLC	122 North Mandan Street	Technical Assistance	Disbursed		4/15/2014	4/22/2014	\$3,300.00	\$2,475.00	10/23/2014	\$2,475.00

**CORE Incentive Grant Program**

CORE Project	Applicant	Street Address	Project Type	Status	RZA	Hearing	Commission Hearing	Total Project Cost	Approved Grant Amount	Completion Date	Total Payments To Date
51-14	Electronic Building Company	212 West Main Avenue	Technical Assistance	Disbursed	4/15/2014	4/22/2014		\$5,632.00	\$2,475.00	3/24/2015	\$2,475.00
52-14	Pressdough of Bismarck, LLC	304 East Front Avenue	Façade	Disbursed	7/15/2014	8/12/2014		\$55,934.85	\$60,000.00	12/16/2014	\$27,967.42
53-14	114 on 3rd, LLC	114 North 3rd Street	Technical Assistance	Disbursed	8/21/2014	8/28/2014		\$19,772.67	\$8,250.00	6/9/2016	\$8,250.00
54-14	Jim Barnhardt	223 East Main Avenue	Technical Assistance	Disbursed	8/19/2014	8/26/2014		\$17,037.24	\$8,250.00	4/25/2014	\$8,250.00
55-14	Jim Barnhardt	223 East Main Avenue	Façade	Disbursed	11/18/2014	11/25/2014		\$55,325.00	\$60,000.00	2/3/2016	\$60,000.00
56-15	Electronic Building Company	212 West Main Avenue	Façade	Disbursed	3/17/2015	3/24/2015		\$33,858.00	\$16,929.00	4/18/2016	\$16,929.00
57-15	NodMor, LLC	120 North 4th Street	Technical Assistance	Approved	3/17/2015	3/24/2015			\$8,250.00		
58-15	Property 303, LLC	303 North 4th Street	Technical Assistance	Approved	4/30/2015	5/15/2015			\$8,250.00		
59-15	Feil Orthodontics	416 North 6th Street	Technical Assistance	Approved	5/19/2015	5/26/2015			\$2,475.00		
60-15	Kadlec Enterprises, LLC	309 North 3rd Street	Technical Assistance	Approved	7/1/2015	7/8/2015			\$8,250.00		
61-15	114 on 3rd, LLC	114 North 3rd Street	Façade	Approved	7/1/2015	7/8/2015			\$8,250.00		
62-15	Los Lunas Mexican Restaurant	109 North Mandan Street	Façade	Denied	12/15/2015	N/A		N/A	N/A	N/A	N/A
63-15	Triple J Properties, LLC	710 East Bowen Avenue	Technical Assistance	Approved	1/19/2016	1/26/2016			\$2,475.00		
64-16	Vold Tire Company, LLC	214/216 East Main Avenue	Technical Assistance	Approved	1/19/2016	1/26/2016			\$8,250.00		

# CORE Incentive Grant Program

CORE Program Totals						
	All Years		2015		2016 YTD	
	Approved	Disbursed	Approved	Disbursed	Approved	Disbursed
Technical Assistance Bank	\$91,725.00	\$39,763.25	\$27,225.00	\$2,475.00	\$10,725.00	\$8,250.00
Façade and Signage Incentive	\$415,234.54	\$345,209.10	\$25,179.00	\$0.00	\$0.00	\$76,929.00
Sidewalk Subsurface Infill	\$199,062.00	\$206,032.25	\$0.00	\$0.00	\$0.00	\$0.00
Housing Incentive	\$31,357.83	\$29,528.34	\$0.00	\$0.00	\$0.00	\$0.00
<b>All CORE Programs</b>	<b>\$737,379.37</b>	<b>\$620,532.94</b>	<b>\$52,404.00</b>	<b>\$2,475.00</b>	<b>\$10,725.00</b>	<b>\$85,179.00</b>